ROSSDALE

AREA REDEVELOPMENT PLAN

JUNE, 1986

Neighbourhood Profile Report

THE CITY OF Edmonton PLANNING AND BUILDING

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ROSSDALE NEIGHBOURHOOD PROFILE REPORT

PART ONE: INTRODUCTION

1.1 Purpose of the Report

Since the late 1940's, City Council's policy with respect to Rossdale has been to purchase all of the property in the communities and convert the areas into city-level parkland. Later in 1975, this position was reaffirmed by City Council. On December 14, 1983, Council reversed this policy and directed the Planning and Building Department to draft a new North Saskatchewan River Valley Area Redevelopment Plan Bylaw which, among other things, provided for the preservation of all residential communities in the river valley. As a result, an Area Redevelopment is being prepared for Rossdale.

This report was prepared as part of the planning process for Rossdale and presents a comprehensive information base to support the Area Redevelopment Plan.

The report includes:

a) information on the physical, social and political context of the community plan;

b) the history, demographic, land use, services, facilities, transportation and other information about the community; and,

c) the issues, problem areas and the opportunities for development of Rossdale.

1.2 Location

Rossdale is an older inner-city residential neighbourhood located in central Edmonton. It is bounded by the North Saskatchewan River to the east and south, 106 Street to the west and, generally, by 97 Avenue, Bellamy Hill Road and MacDonald Drive to the north. The location of the community is shown on Map 1 - City Context.

Rossdale may be considered, for planning purposes, to have three separate sub-areas which have distinct differences in terms of land use, population, zoning and so on. The sub areas are North Rossdale (north of 97 Avenue), West Rossdale (west of Rossdale Road) and South Rossdale (east of Rossdale Road) and are shown on Map 2 -Community Plan Area.

1.3 History

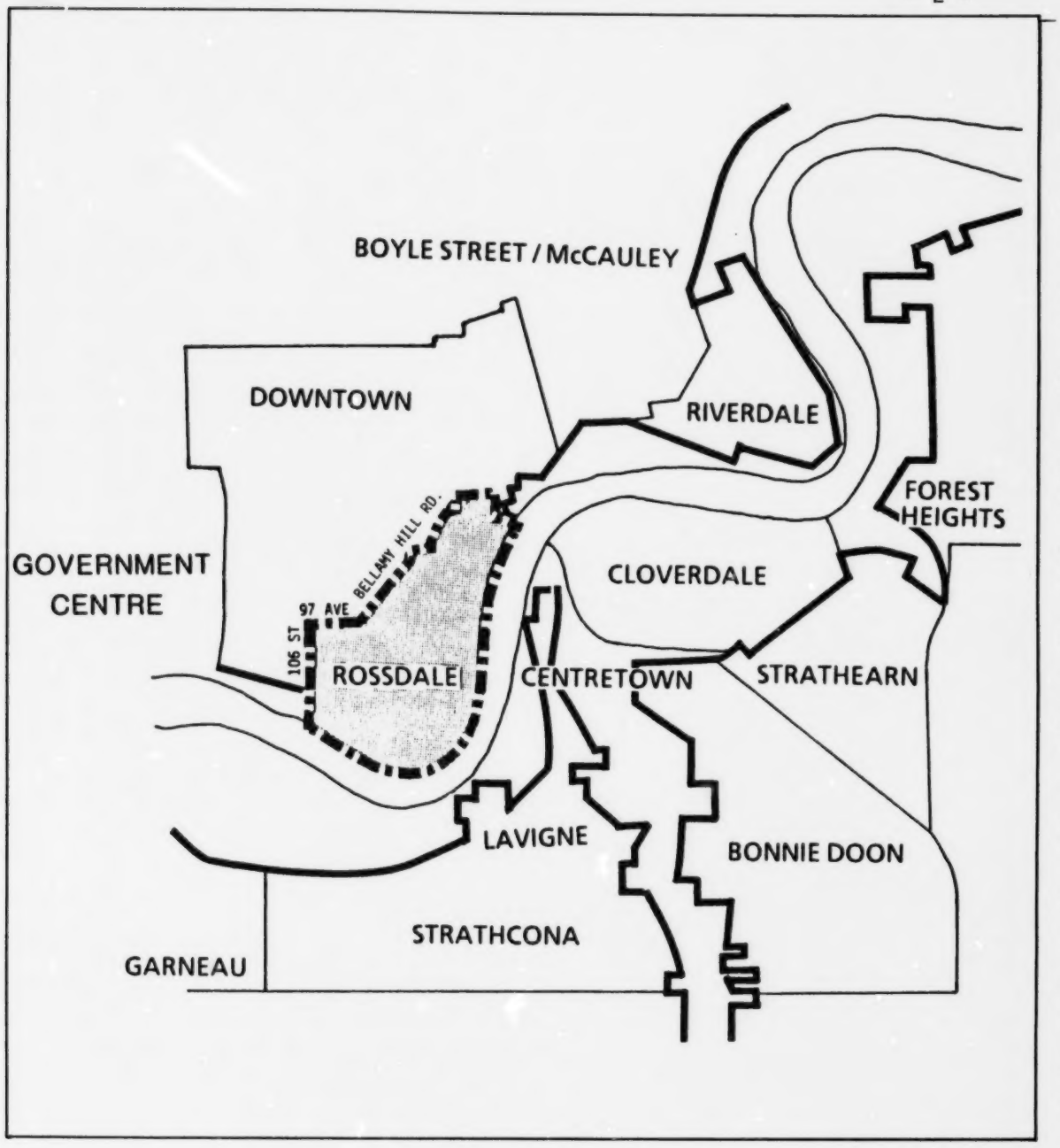
The history of Rossdale is the story of the enterprises that opened up the Canadian West: fur trade, the gold rush and industrialization. It was also, for 40 years, the story of the remarkable entrepreneur who gave the community its name, Donald Ross.

ROSSDALE
AREA REDEVELOPMENT PLAN

Map 1
City Context

Rossdale ARP Area Boundary

North Saskatchewan River Valley ARP Boundary



SCALE

JUNE, 1986

ROSSDALE
AREA REDEVELOPMENT PLAN

Map 2
Rossdale Plan Area

Rossdale Area Redevelopment Plan Boundary

Sub Area Boundary

JUNE, 1986

From the conjunction of Ross and the forces of the gold rush and industrialization were created the underpinnings of today's proud city. Map 3 - Historic Sites - illustrates the locations of many of the historic events, sites and buildings described below.

Edmonton was born in 1802, when two fur trading posts were built in the river flats near the present Rossdale Generating Station. Fort Edmonton, a Hudson's Bay Company post, and Fort Augustus, a North West Trading post, traded furs off and on until 1923, when the two companies amalgamated. Fort Edmonton remained on the river flat site until 1832, when repeated flooding of the North Saskatchewan River forced relocation to higher ground, near the present Legislature. Indian, Metis, and non-native trappers camped in the flats until 1885. One noteworthy Hudson's Bay employee who settled in the flats was Jean Pierre Lagimodiere, grandfather of Louis Riel. The Edmonton area's first recorded crops of wheat, barley and potatoes were grown in the open areas outside of the Fort.

After the fur trade, the valley remained relatively quiet until the arrival of gold prospectors taking the overland route to the Cariboo in the early 1860's. Some stayed to seek gold in the North Saskatchewan River, and Edmonton's gold mining industry was born. By 1894, three million dollars worth of gold dust had been taken from the river.

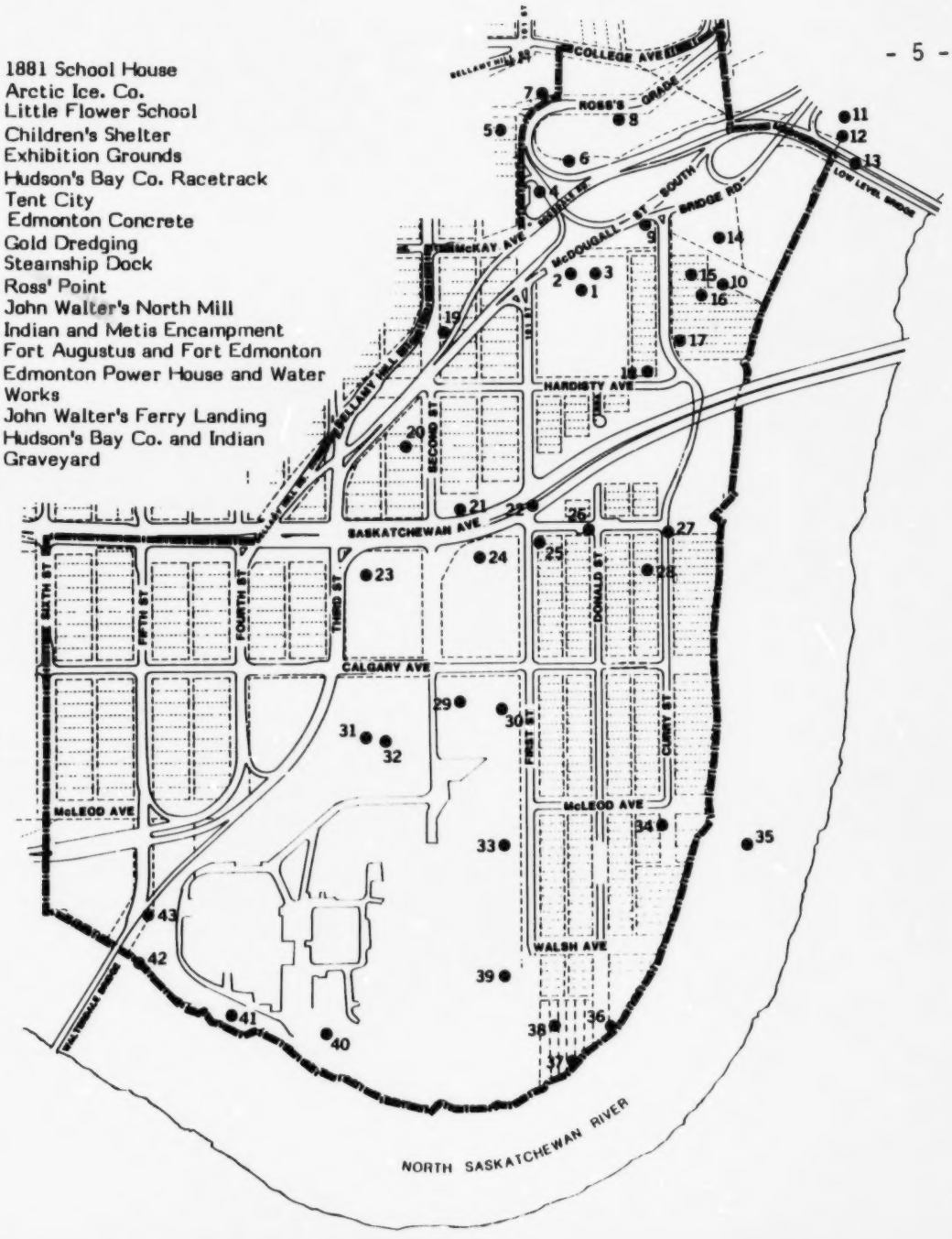
In 1876, a prospector arrived at Fort Edmonton who would direct the river flats into a new era. Donald Ross, tired of prospecting, decided on a more sedentary life style. After briefly trying his hand at farming a Hudson's Bay plot, he acquired 70 acres of land in the river flats from a Hudson's Bay officer and built the first residence outside the confines of Fort Edmonton. The only other buildings outside the Fort at this time were Factor Richard Hardisty's house and the McDougall Mission. Ross's home soon became a stop-over for weary travellers and miners, and before long evolved into the Edmonton Hotel, the first hotel west of Portage la Prairie. The hotel boasted coal-burning fires, billiard tables, hot meals with fresh garden produce and later a welcomed touch, hot baths. These gracious amenities were possible because Ross had started the first coal mine in Edmonton and the first market garden and greenhouse.

In the 1890's the gold of the Klondike drew more prospectors through the river flats. Entrepreneurs set about serving the needs of the settlers, adventurers and prospectors who stopped in the flats to gather supplies at the convenient docking facilities. Ross Flats soon became the site of many of Edmonton's first industries. As early as 1894, beer was brewed from the North Saskatchewan River waters in Ross Flats by the Edmonton Brewing and Malt Company. Edmonton's first flour was milled at Dowling's

ROSSDALE
AREA REDEVELOPMENT PLAN

Map 3
Historic Sites

1. Ross's Market Gardens
2. Baseball, Football Grounds
3. Speed Skating Oval
4. Edmonton Hotel
5. Ross's Mine
6. Ross' Livery
7. Inclined Railroad
8. Ross' Grade
9. Edmonton Cement
10. Edmonton Electric Light Co.
11. Alberta Boat Co.
12. Provincial Docks
13. Low Level Bridge
14. Huff Gravel
15. Edmonton Brewing and Malting
16. Dingman Oil Well
17. Dowling Grist Mill
18. Twin City Ice
19. Edmonton, Yukon and Pacific Rail Station
20. Ortona Armoury
21. St. Theresa's Church
22. Saskatchewan Avenue School
23. City Tennis Courts
24. Donald Ross School
25. Model Rooms
26. Early Shops
27. 1881 School House
28. Arctic Ice. Co.
29. Little Flower School
30. Children's Shelter
31. Exhibition Grounds
32. Hudson's Bay Co. Racetrack
33. Tent City
34. Edmonton Concrete
35. Gold Dredging
36. Steamship Dock
37. Ross' Point
38. John Walter's North Mill
39. Indian and Metis Encampment
40. Fort Augustus and Fort Edmonton
41. Edmonton Power House and Water Works
42. John Walter's Ferry Landing
43. Hudson's Bay Co. and Indian Graveyard



JUNE, 1986

Source: The Rossdale Living Heritage Park - A Proposal, 1982.
Planning Department Subdivision Files and Parks and Recreation Department Policy Development Section.

Grist Mill. In 1891, the first coal-fired power plant was constructed near the present Low Level Bridge, providing light, heat and power to local industries and residences. Edmonton's first ice harvesting company and oil well were also located in Ross Flats. When Edmonton incorporated as a town in 1892, Ross Flats became the town's southeastern boundary.

The arrival of the Canadian Pacific Railway at Strathcona, in 1898, brought with it a flood of settlement. The pace of industrialization and development picked up. Edmonton's first bridge across the North Saskatchewan River, the Low Level, was built in 1900. Donald Ross himself drove the last rivet. Two years later the first train to serve Edmonton (as opposed to Strathcona) crossed the bridge and for the next four years Ross Flats was the end of steel.

Rail access transformed the flats into a major industrial center. The Alberta Motor Boat Co. began building schooners, barges and sleds. John Walter established his second lumber mill, an offshoot of his earlier one on the south side of the river. Edmonton Concrete, Edmonton Cement and Huff Grading and Gravel companies were established to serve the burgeoning construction trade. Twin City and Arctic Ice joined the ice harvesting operation in Ross Flats. Edmonton Seaport was constructed to serve the river traffic. The wealth of industrial commodities produced in the river valley flats made transportation facilities crucial, especially transportation up Ross's Grade (McDougall Hill) to Edmonton proper. Wagons and carts bore loads of grain to the flour mills and breweries in the flats and returned to the top of the bank with bags of White Rose flour and kegs of Edmonton Beer and Peerless Ale. Lumber and ice also had to move up the hill. The difficulties of the often hazardous trip up the grade spurred Donald Ross and other pioneering businessmen to construct in 1908 western Canada's first coal-powered cable car railway. The Edmonton Incline Railway delivered cargo and passengers 290 feet up from the river flats to the top of the bank near today's Chateau Lacombe.

With industries booming, a community of clapboard residences sprang up in the flats to house the workers who kept the factories operating. Schools and shops followed. The population in Ross Flats jumped from 140 in 1899 to 915 in 1914, and the essential character of Rossdale was formed. While it was largely a worker's community - teamsters, tinsmiths, engineers, bakers, clerks, grocers, chocolate makers - the Lieutenant Governor of Alberta, the Honourable A.H. Bulyea, also made his home there. The Lieutenant Governor was among the dignitaries who had attended the Alberta Inauguration ceremonies at the Exhibition Grounds in Ross Flats in 1905.

Activity in the Flats came to a dramatic halt in 1915 with the worst flood of the North Saskatchewan River in recorded history. The river rose 45 feet, flooding 700 homes, washing 60 buildings downstream, destroying Walter's Mill, and incapacitating the power plant. In the same year, indefatigable Donald Ross died. Apart from his many commercial ventures, Ross is remembered as one of the founders of Edmonton's first public school, (now located on the McKay Avenue School grounds), member and chairman of the Edmonton Public School Board, founding member of the Edmonton Oldtimer's Association, and eager contributor of humour and song to the social life of the community.

A depressed economy, World War I, and technological advances such as electrical refrigeration slowly put the industries in the flats out of business. After 1930, city policies discouraged the expansion of industry in the river valley. By 1940, industry had virtually disappeared from the flats.

Its place was partly taken by more lighthearted endeavors. In the 1920's organized sport began to establish itself in the city, and many of the teams found a home in Ross Flats. Diamond Park hosted early Eskimo baseball and football games and later the champion-producing speed skating oval. Renfrew Ball Park (now John Ducey Park) opened in 1933, providing a long-awaited home for Edmonton's baseball league. (On this same site 100 years earlier, the Hudson's Bay Co. had trained its horses for the buffalo hunt.)[1]

The 1970's were difficult years for Rossdale as Edmonton's rapid growth began to take its toll on the central river valley community. In 1971, the James MacDonald bridge was built, cutting the community in half and causing the removal of over 80 homes. Donald Ross School was closed in 1974 due to a shortage of students. The Community League building, which had been moved to Donald Ross School fell into disuse and and was demolished by the City in 1976.

In the mid 1970's, City policy closed in on Rossdale as City Council, in considering the Older Neighbourhoods Study (which classified Edmonton's communities in terms of need for the Neighbourhood Improvement Program or community planning services), determined that of the five river valley communities - Rossdale, Cloverdale, Riverdale, Lavigne and Centretown, only Riverdale was deemed a viable residential community worthy of retention.

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1 The first eleven paragraphs of this historical overview of Rossdale is an excerpt from "The Rossdale Living Heritage Park - A Proposal" report (pages 2-6), prepared by Rossdale residents in 1982. Although the City of Edmonton is not in total agreement with the historical detail, this summary was used as it provides a good description of the atmosphere of Rossdale in its early years. While the City feels that heritage preservation is an important issue, it does not agree with the heritage park proposal as presented in this report.

It became Council's policy to purchase all the property in these "non-viable" communities over the long term and convert the areas into city-level parkland. This policy was reflected in the City's Parks Master Plan (1979-83), reports on the River Valley (between 1974 and 1981), the Edmonton General Municipal Plan (1980) and the 1981 draft River Valley Bylaw. The City continued to purchase homes in Rossdale as they came on the market and adopted the position of refusing development permits to improve buildings. As a result of these policies, properties continued to deteriorate and local residents were gradually losing their sense of ownership of their community.

Throughout this entire period, the community made several representations to City Council and the provincial government seeking a policy change, with the most significant effort resulting in the proposal - "Rossdale - a Living Heritage Park -A Proposal" (1982). On December 14, 1983, City Council reversed its policy to phase out the river valley communities and directed the Planning Department to prepare community plans for the communities and develop a program for the City to dispose of its land holdings in the communities.

PART TWO: ROSSDALE TODAY

Today, Rossdale is a community of great contrasts, conflict and potential. It is a community where the mature tree-lined streets, wood frame houses and beautiful riverside setting are juxtaposed with heavy freeway traffic and the imposing skyline of the downtown core.

Much of the community evokes the same early 20th century atmosphere of a worker's community, suggesting a need for preservation. At the same time however, other parts of the community have been so devastated by outside pressures over the last 10-20 years that renewal and change appear to be one of the solutions.

The key historic structures which remain in the community are Edmonton Brewing and Malting Company (included on Edmonton's Register of Historic Buildings in 1979), Hudson's Bay Company Stables (now the Ortona Armoury), Donald Ross School, Little Flower School, the Children's Shelter (now Ross Flats Apartments), Riseley's Grocery Store (now a leather shop) and Rossdale Grocery (now River Valley Cycle and Sports Ltd.).

Rossdale is a neighbourhood composed mainly of single family homes of various interesting architectural styles, most of which were built prior to the 1930's. The northern and southern residential areas are comprised primarily of single family dwellings while West Rossdale has single family dwellings, walk-up apartments and one high rise apartment. Throughout the community the landscaping around the houses is fully developed with many well tended gardens, hedges and ornamental plantings. Intermixed between these properties are vacant lots and open spaces.

There have been no schools operating in the community since the Donald Ross School was closed in 1974. Rossdale contains several city-wide recreation spaces but local recreation facilities are limited to the Donald Ross School Grounds, a playground and a community league hall, both located in South Rossdale. While there are no strictly neighbourhood oriented commercial enterprises in Rossdale, there are a few small convenience stores in the McKay Avenue residential area within walking distance of some parts of the community.

Over its long history, Rossdale has always been a community of many diverse land uses. Today it continues to house conflicting uses such as major transportation corridors, public utilities and city-wide recreation facilities break up the continuity of the neighbourhood and generally reduce the quality of the residential atmosphere.

The Area Redevelopment Plan which is now being prepared will help establish a new future for Rossdale as a strong, viable, and primarily residential community. It will address the critical issues affecting the community and initiate rejuvenation and rebuilding of the community.

2.1 THE PEOPLE

Population and Age Structure

The total population of the Rossdale community was 545 people in 1983. The population has declined from 566 people in 1978.

Rossdale's 1983 age group characteristics are compared to the 1982 statistics for older central Edmonton communities (see Table 1 - Population by Age). Rossdale has a higher proportion of people in the 20 to 39 age group (57.6% vs 50.5%) and a lower number of people under 19 years of age than found in the City's inner city communities (12.9% vs 15.5%). There is also a lower proportion of people in the over 60 age group (13.5% vs 16.3%) in Rossdale. This indicates that Rossdale appeals to a young adult population, many without school-aged children.

Population characteristics for the three sub areas of Rossdale are also shown in Table 1. West Rossdale has the highest percentage of people in the 20 to 29 age group (50.9%), while North Rossdale has the highest percentage of people under 19 years of age (23.2%). South Rossdale has the highest percentage of residents over 60 years of age (18.7%).

TABLE 1
POPULATION BY AGE

AGE	ROSSDALE		ROSSDALE SUB AREAS						OLDER CENTRAL EDMONTON COMMUNITIES
			NORTH		WEST		SOUTH		
	Total	%	Sub Total	%	Sub Total	%	Sub Total	%	%
0-9	26	4.8	6	7.3	4	1.7	16	6.8	7.2
10-19	44	8.1	13	15.9	14	6.1	17	7.2	8.3
20-29	205	37.6	26	31.7	116	50.9	63	26.8	34.9
30-39	109	20.0	11	13.4	44	19.3	54	23.0	15.6
40-49	47	8.6	7	8.5	21	9.2	19	8.1	9.0
50-59	46	8.5	11	13.4	13	5.7	22	9.3	8.7
60-74	54	9.9	6	7.4	12	5.3	36	15.3	11.4
75+	14	2.6	2	2.4	4	1.7	8	3.4	4.9
TOTAL	545	100.0	82	100.0	228	100.0	235	100.0	100.0

Source: City of Edmonton Planning and Building Department, Information Systems (PRISM) 1983

Individual Mobility

Mobility refers to the movement of an individual from one place of residence to another and as such, is an indicator of the community's stability. Table 2 - Individual Mobility - illustrates that the greatest proportion of residents (41%) have lived in the community for more than five years. Nine percent (9%) of the residents have lived at the same address for three to four years, 21% for one to two years and 29% for less than one year. These figures indicate a relatively stable community and are comparable to other older inner city communities in Edmonton.

TABLE 2

INDIVIDUAL MOBILITY

MOBILITY	ROSSDALE		ROSSDALE SUB AREAS					
			NORTH		WEST		SOUTH	
	Total	%	Total	%	Total	%	Total	%
5 or more years at same address	218	41	43	52	50	22	125	53
3-4 years at same address	50	9	4	5	26	11	20	8
1-2 years at same address	117	21	23	28	52	23	42	18
less than 1 year at same address	160	29	12	15	100	44	48	21
TOTAL	545	100	82	100	228	100	235	100

Source: City of Edmonton Planning and Building Department, Information Systems (PRISM) 1983

Tenure

Table 3 - Tenure - illustrates tenancy in Rossdale, for the total community and by sub area. Eighty-two percent (82%) of the Rossdale residents rent dwellings, while 18% own dwellings. West Rossdale contains the highest proportion of renters (90.2%) while South Rossdale contains the lowest (68.1%).

TABLE 3

TENURE

TYPE OF TENURE	ROSSDALE		ROSSDALE SUB AREAS					
			NORTH		WEST		SOUTH	
	Number of Persons	% of Total	Number of Persons	% of Total	Number of Persons	% of Total	Number of Persons	% of Total
Renters	447	82	74	90	213	93	160	68
Owners	98	18	8	10	15	7	75	32
TOTAL	545	100	82	100	228	100	235	100

Source: City of Edmonton Planning and Building Department, Information Systems (PRISM) 1983

Occupation

Table 4 - Occupation - shows the occupation of residents in Rossdale, for the whole community and by sub area. The greatest percentage of residents (44.8%), in Rossdale, are employed full-time, while the next largest group are students (14.5%) and unemployed (12.5%). Rossdale's employment characteristics vary somewhat between sub areas. West Rossdale has the highest percentage of residents employed full-time (54.8%) while North Rossdale has the highest total percentage of school children (17.1%). South Rossdale has the highest percentage of retired people (11.1%).

TABLE 4

OCCUPATION

OCCUPATION	ROSSDALE		ROSSDALE SUB AREAS					
			NORTH		WEST		SOUTH	
	Total	%	Total	%	Total	%	Total	%
Pre-Schooler	22	4.0	4	4.9	3	1.3	15	6.4
Student								
- Kindergarten - 6	12	2.2	4	4.9	2	.9	6	2.6
- 7 - 9	14	2.6	6	7.3	1	.4	7	3.0
- 10 - 12	7	1.3	3	3.7	3	1.3	1	0.4
- post secondary	46	8.4	1	1.2	25	11.0	20	8.5
Homemaker	441	7.5	5	6.1	13	5.7	23	9.8
Employed								
- full-time	244	44.8	32	39.0	125	54.8	87	37.0
- part-time	45	8.3	8	9.8	15	6.6	22	9.4
Unemployed	68	12.5	12	14.6	31	13.6	25	10.6
Retired	39	7.2	5	6.1	8	3.5	26	11.1
Other	7	1.3	2	2.4	2	0.9	3	1.3
TOTAL	545	100.0	82	100.0	228	100.0	235	100.0

Source: City of Edmonton Planning and Building Department, Information Systems (PRISM) 1983

Household Characteristics

Table 5 - Household Characteristics - shows the household group types for Rossdale and its sub areas. The greatest percentage of households are occupied by a single adult (46.3%) followed by adult pairs (32.3%). North Rossdale contains the highest percentage of households with two adults and children (31.3%), while West Rossdale has the largest percentage of single adult households (55.2%).

The average household size for Rossdale is 1.89 persons per household which is less than the average for Edmonton's inner city neighbourhoods (2.2 persons per household).

TABLE 5

HOUSEHOLD CHARACTERISTICS

HOUSEHOLD TYPE	ROSSDALE		ROSSDALE SUB AREAS					
			NORTH		WEST		SOUTH	
	Total	%	Total	%	Total	%	Total	%
Single Adult	135	46.3	8	25.0	79	55.2	48	41.0
Adult Pair	94	32.3	9	28.1	49	34.3	36	30.7
Adult Group	27	9.2	4	12.5	9	6.3	14	12.0
1 Adult + 1 or more Children	4	1.3	-	-	1	0.7	3	2.6
2 Adults + 1 or more Children	27	9.2	10	31.3	5	3.5	12	10.3
Adult group + 1 or more Children	5	1.7	1	3.1	-	-	4	3.4
TOTAL	292	100.0	32	100.0	143	100.0	117	100.0

Source: City of Edmonton Planning and Building Department, Information Systems (PRISM) 1983.

2.2 PUBLIC FACILITIES AND SERVICES

Rossdale Community League

While the Rossdale Community League focuses its efforts on the area for which the Community Plan is being prepared, the Rossdale Community League boundary actually encompasses the entire downtown area, bounded on the east by 97 Street, on the west by 109 Street, on the south by the North Saskatchewan River and on the north by the CNR rail line.

In recent years the Community League has primarily been involved in the effort to preserve the community of Rossdale and has not been active in sponsoring recreation programs for community residents. However, the Community League is working on a co-operative basis with the Edmonton Immigrant's Services Association (housed in McKay Avenue School) and the Parks and Recreation Department in sponsoring a series of recreational and leisure programs starting in the fall of 1984.

Schools

Rossdale does not contain any public schools which are being used as such at present. Donald Ross School, an elementary school located at 97 Avenue and 101 Street was closed in June, 1974. While it is still in the School Board's possession, it is presently being leased to the Parks and Recreation Department of City of Edmonton. The Public School Board has the option of opening Donald Ross School if warranted by increased demand. Garneau Elementary is the designated public elementary school from Kindergarten to Grade 9 for Rossdale and free bussing is provided for elementary pupils from the community. While the majority of students attend this school they may attend any other public school of their choosing within the city. However, free bussing is not provided. The school also offers the Caraway Program, which is a special program where the parents have greater involvement in the school's courses.

Garneau Elementary's enrollment figures have declined considerably since 1979. Approximately 137 children are enrolled, as of December, 1985, and this figure is projected to remain stable over the next few years.

Rossdale students attend Ritchie Junior High School (97 Street and 74 Avenue) and Victoria Composite High School, located at 102 Street and 108 Avenue. Separate School students attend St. Catherines Elementary (100 Street and 109 Avenue) from Kindergarten to Grade 9 and St. Joseph's High School (109 Street and 108 Avenue). Grandin French School provides bilingual courses from Kindergarten to Grade 6 and is located at 110 Street and 98 Avenue. No free bussing is available to Junior and Senior high school students (Grades 7-12) from Rossdale, however, pupils are eligible to purchase subsidized bus passes good on regular transit only.

Social Services

Rossdale is served by the Kingsway Consolidated District Service Centre, located in Kingsway Garden Mall. Operated by Edmonton Social Services, it offers various social services such as family and seniors counselling, family aide, community social work and group work. Alberta Social Services and Community Health services are provided through the Hys Centre Office (11010-101 Street) which also delivers services (child welfare, social assistance) to the residents of Rossdale. Health services are available through the Central Regional Clinic (10005-103 Avenue) by the Edmonton Local Board of Health.

Social Housing

No community housing, senior citizens' housing, co-operative housing or housing for handicapped persons is located in Rossdale.

Police Protection

The Rossdale community is served by the Downtown Police Headquarters D-Division, located at 103A - 96 Street. Crime figures in Rossdale are comparable to other areas of the City with similar types of residences. Most of the police work done in Rossdale is in the area of traffic enforcement since several of the City's major routes affect the area (97 Avenue, Rossdale Road, and the James MacDonald Bridge).

Fire Protection

Fire Stations No. 1 and No. 2 service the Rossdale community. Fire Station No. 1 is located at 10351 - 96 Street and has two fire trucks, and Fire Station No. 2, located at 10221 -107 Street has one fire truck, two pumpers, an aerial ladder truck and an emergency truck. Each station is within a two minute response time to the Rossdale area.

Rossdale contains three special purpose facilities on a site next to the Water Treatment Plant. The South Rossdale site contains Fire Station No. 21 which is a second alarm station only, providing back up fire protection where necessary. This is also the location of the Fire Department's Service Centre, where the Department's fire trucks are serviced and repaired. The third facility on this site is a training school which provides training to fire fighters. A tower, smokehouse and classrooms are found at this location.

2.3 LAND USE AND DEVELOPMENT

Existing Land Use

The existing land uses in Rossdale include residential, recreational and open space, commercial, public utilities and institution uses. These are shown on Map 4 - Land Use.

The residential land use category comprises 6.3% of the total land area in Rossdale and is predominantly single detached housing with four walk-up apartments and one high rise building. This housing is on land classified as RF3 (lower density redevelopment), RA7 (four storey walk-ups) and DC3 (R-6) (high rise apartments) respectively. Rossdale has a substantial amount of vacant residential land that is located throughout the community, making up 6.6% of the total land area. Recreation and open space accounts (24.3% or 19.42 hectares) which includes lands located in the Capital City Recreation Park. Roadways comprise over 26% of the land area in the Rossdale community.

Table 6 - Land Use by Land Area - indicates the land area in each of the different land use categories. The total land area of Rossdale is 79.8 hectares.

ROSSDALE

AREA REDEVELOPMENT PLAN

Map 4
Existing Land Use

- Single and Two Unit Dwellings
- Low Rise Apartment
- High Rise Apartment
- Commercial/Residential
- Institutional
- Public Utilities
- Recreation and Open Space
- Commercial
- Vacant Land
- Vacant (previously industrial)

Source: Planning Department Field Survey

JUNE, 1986

TABLE 6

LAND USE BY LAND AREA

	ROSSDALE SUMMARY	LAND AREA (HECTARES)
A.	City Owned Land	
	Occupied Single Family Dwellings	2.67
	Unoccupied Single Family Dwellings	0.70
	Low Rise Apartments	0.32
	Vacant Land - RF3 District	2.54
	- RA7 District	2.69
	- DC3 (R-6) District	0.84
	Commercial Land - CB1 District	0.53
	Public Utilities	15.18
	Parks, Recreation and Open Space	19.42
	Transportation - Road R.O.W., Lanes and Boulevard	25.00
Sub Total		**69.89**
B.	Privately Owned Land	
	Occupied Single Family Dwellings	2.37
	Low Rise Apartments	0.56
	High Rise Apartments	0.21
	Vacant Residential Land - RF3 District	0.19
	- DC3 (R-6) District	0.21
	Vacant Buildings (Old Brewery)	0.19
Sub Total		**3.73**
C.	Edmonton Public School Board (Urban Services)	**4.91**
D.	Province of Alberta (Parking Lot)	**1.31**
	TOTAL	**79.84**

Source: City of Edmonton Planning and Building Department, September 1984

North Rossdale

Rossdale is surrounded by major arterial roadways that provide access to the downtown and other portions of the City. North Rossdale, which is 21.6 hectares in size, is separated from the rest of the Rossdale area by the James MacDonald Bridge and 97 Avenue, which was constructed in 1971. The land uses in North Rossdale include a large amount of city-wide parks and open space, 29 single family dwellings, 4 two-family dwellings, 17 vacant residential land parcels, and a parcel of land zoned for urban services (US) but presently being used for institutional and recreational purposes (Ortona Armoury Gymnasium and Administration Building).

The areas which are used for city-wide recreation purposes are the Ortona Armoury site (1.1 hectares), Diamond Park (2 hectares) and a portion of Capital City Recreation Park (9.4 hectares). These areas are described in more detail in Section 2.6 - Parks and Recreation.

West Rossdale

West Rossdale, which is 16.3 hectares in size, is composed of four land use types, residential, institutional (parking lot), parkland and vacant land. The residential land uses include three walk-up apartments with 55 dwelling units, Tower Hill Apartments, an 11 story high rise apartment containing 80 units, and 23 single family dwellings. Much of the vacant residential land is zoned for high density residential use.

Two blocks of land on the east side of 106 Street are being used by the provincial government for parking purposes.

On the southern boundary of West Rossdale, is the 105 Street traffic intersection, surrounded by 1.2 hectares of open space.

South Rossdale

South Rossdale, which is 41.9 hectares in size, contains a mixture of residential, recreation and open space, commercial and public utility uses.

The residential area consists of 89 single family dwellings, 2 two-family dwellings, and one 11 unit, three storey apartment building, the Ross Flats Apartments. Two commercial buildings are located on 97 Avenue; a former neighbourhood convenience store (now a leather shop) and a bicycle rental and repair outlet. A linear tract of open space which is part of Capital City Recreation Park lies between the residential area and the river.

South Rossdale contains the existing Rossdale Community League Building (which is the historically recognized Little Flower School building) and Donald Ross School and playing fields. Donald Ross School is currently being used by the City Parks and Recreation Department as the River Valley Interpretive Programs Centre.

Several city-wide facilities exist in the area including John Ducey Park Baseball Stadium, Rossdale Generating Station, Rossdale Water Treatment Plant, a Fire Station, the Fire Department Training Centre and a Fire Department Garage and Service Centre which is being expanded in 1986.

Land Use Districts

Existing land use districts within the Rossdale community are shown on Map 5 - Land Use Districts. A summary of the land use districts in Rossdale, and the total area affected by each is presented below in Table 7 -Description of Land Use Districts.

South Rossdale is primarily districted RF3 (Low Density Redevelopment District). West Rossdale is primarily medium and high density residential. North Rossdale has a mix of uses ranging from parks to low and medium density residential. A large amount of Rossdale is districted A (Metropolitan Recreation District). There is a small amount of property adjacent to 97 Avenue districted for low intensity commercial, office and service uses.

Land Ownership

Land ownership (Map 6) in Rossdale is divided between the City of Edmonton, which owns 93.8% of the total land area, private ownership representing 4.6% of the land area and the Province of Alberta which owns the remaining 1.6%. Table 8 -Land Ownership - shows the general land use pattern by land ownership.

The majority (31.3%) of the City owned land is used for transportation purposes. 19% of the land area is occupied by public utilities, mainly the Rossdale Water Treatment Plant and the Rossdale Generating Station. Parks and open space facilities represent 24.4% of the land area and include the CCRP, John Ducey Park, Diamond Park and open space that is districted for parks purposes. Other City owned facilities are included in the Urban Service land use district representing 6.2% of the land area. This includes the Ortona Armoury site and the Fire Training and Service Centre.

Within the residential portions of Rossdale the City's inventory of vacant residential land amounts to 7.6% of the land area and is districted DC3 (R-6), RA7 and RF3. The City also owns 78 single family homes, representing 4.6% of the land area, while the private sector owns 72 homes or 3.9% of the land. Commercial land, in the CB1 district amounts to 17 lots or 0.7% of the total area.

The Provincial Government owns 1.31 ha or 1.6% or the land area. Their land, east of the Legislature Building on 106 Street, is presently used as a government parking lot.

ROSSDALE
AREA REDEVELOPMENT PLAN

Map 5
Existing Land Use Districts

RF3 Low Density Redevelopment District

RA7 Low Rise Apartment District

DC3 (R-6) Temporary Holding District (High Rise Residential)

CB1 Low Intensity Business District

US Urban Services District

PU Public Utility District

AP Public Parks District

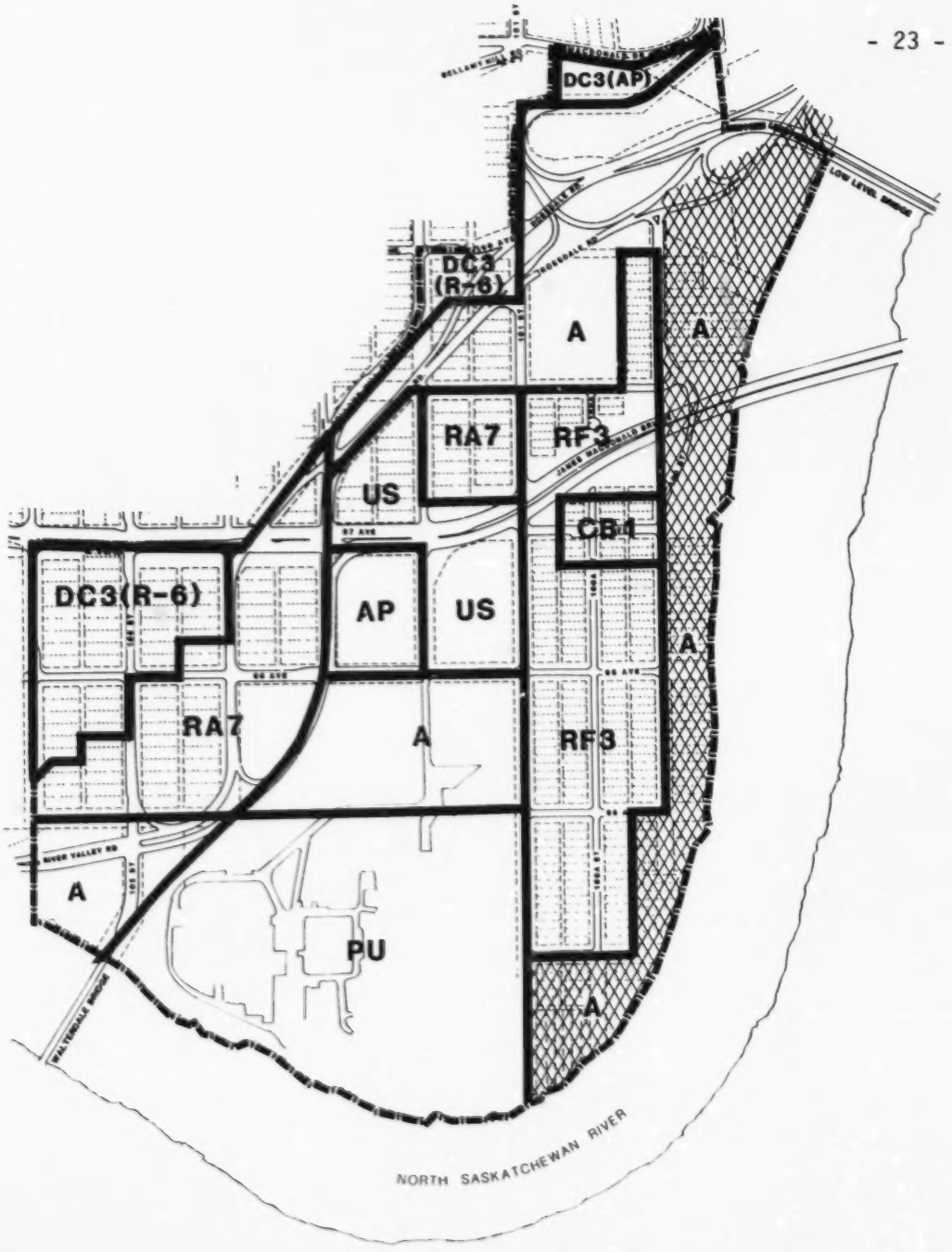
A Metropolitan Recreation District

DC3 (AP) Temporary Holding District (Public Parks District)

XXXX Restricted Development Area (R.D.A.) Capital City Recreation Park

Source: Edmonton Land Use Bylaw, Land Use District Map

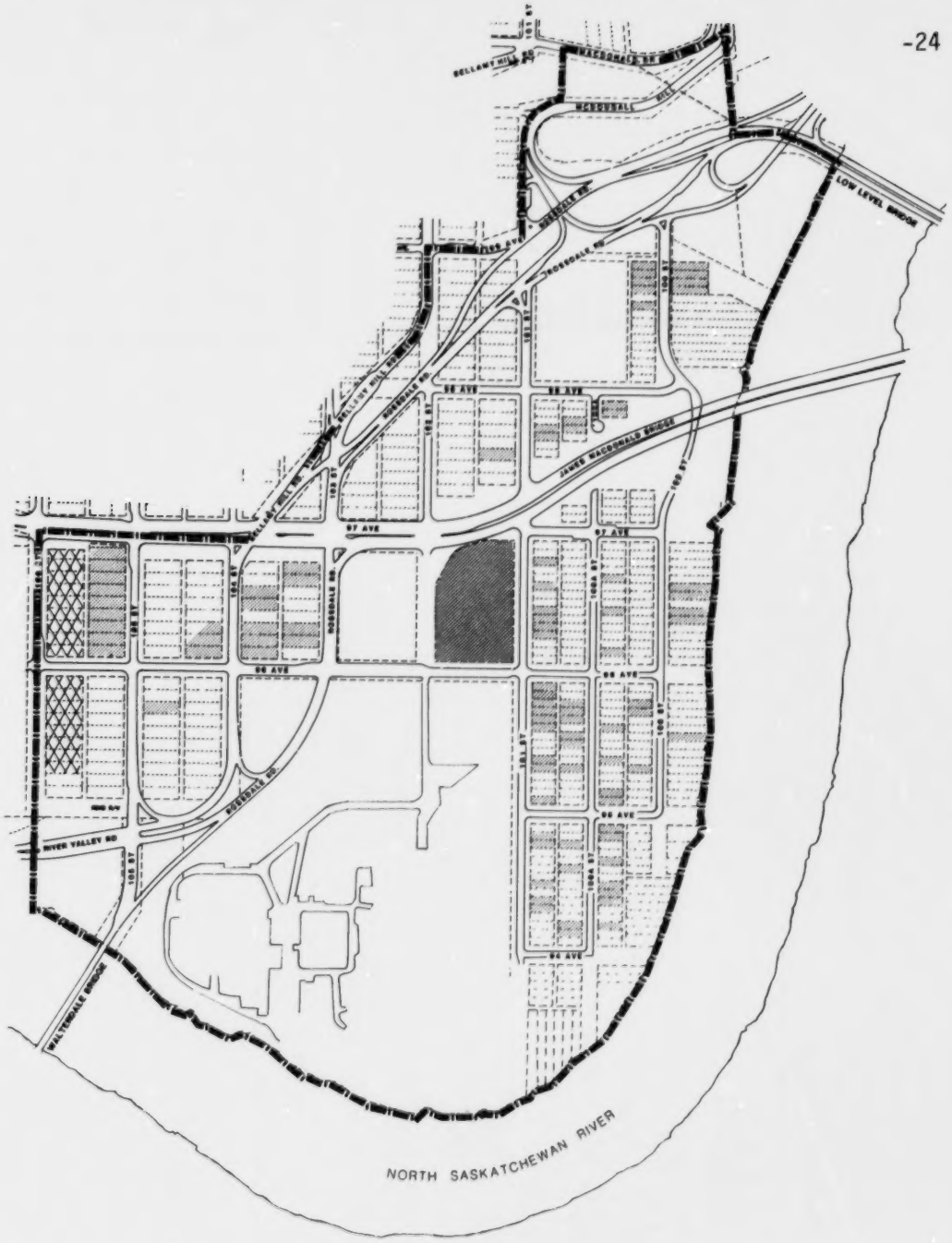
JUNE, 1986



ROSSDALE
AREA REDEVELOPMENT PLAN

Map 6
Land Ownership

- City of Edmonton
- Private
- Edmonton Public School Board
- Province of Alberta



Source: Office of the City Assessor

JUNE, 1986

TABLE 7

DESCRIPTION OF LAND USE DISTRICTS

DISTRICT	DESCRIPTION	LAND AREA
RF3 - Low Density Redevelopment District	Allows primarily single detached and semi-detached housing. On sites which fulfill bylaw requirements, duplex housing and up to four units of row or apartment housing are discretionary uses, through conversion, infill or redevelopment.	11.4 ha
RA7 - Low Rise Apartment District	Allows primarily low rise apartments, standard row, and linked housing of not more than four storeys, developed to a maximum of 125 dwellings/ha on sites less than 1.4 ha. Similar developments on larger sites, single detached, semi-detached and duplex housing are discretionary uses.	9.9 ha
DC-3 (R-6) - Temporary Holding District	A Direct Control District to temporarily control the development of land until the completion of an Area Redevelopment Plan. Uses are those specified in the land use designation superceded by this District, R-6. This permits primarily high density, high rise apartments up to 15 storeys in height.	7.0 ha
CB1 - Low Intensity Business District	Allows primarily low-intensity commercial, office and service uses along arterial roads adjacent to residential areas. Residential and automobile oriented uses are discretionary.	1.7 ha
US - Urban Service District	Allows public and privately owned facilities of an institutional or community service nature, such as schools or day care centres.	5.4 ha
PU - Public Utility District	Allows public utility installation services and facilities, such as police stations and water treatment plans.	15.0 ha

TABLE 7 (Continued)

DISTRICT	DESCRIPTION	LAND AREA
A - Metropolitan Recreation District	A District applied to natural areas and parkland adjacent to rivers, creeks, ravines and other areas intended for active and passive recreational and environmental protection. Permitted uses include public parks, and farms and single family housing on sites greater than 8 ha.	26.4 ha
AP - Public Parks District	A District applied to publicly owned lands permitting active and passive recreational uses and landscaped buffers. Community and cultural uses are discretionary.	2.0 ha
DC3 (AP) - Temporary Holding District	A Direct Control District applied to an area which was superceded by an AP District.	1.0 ha
	TOTAL	79.8 ha
Restricted Development Area (R.D.A.) - Capital City Recreation Park (CCRP)	A Provincial regulation applied under the Department of the Environment Act as an overlay to the municipal land use districts. It is intended to protect the environment and reserve it in a natural state or in a state suitable for recreation and/or wildlife. All applications for development or occupation of land must be approved by the Minister of Environment.	(9.4) ha

NOTE: All land area calculations include roads and lanes.

TABLE 8

LAND OWNERSHIP

Land Use	City* Owned Land (Hectares)	% of Total	Privately Owned Land (Hectares)	% of Total	Province of Alberta (Hectares)	% of Total
Residential	3.69	4.6	3.14	3.9	-	-
Vacant Residential land	6.07	7.6	0.40	0.5	-	-
Vacant Buildings	-	-	0.19	0.2	-	-
Commercial	0.53	0.7	-	-	-	-
Urban Services	4.91	6.2	-	-	1.31	1.6
Public Utilities	15.18	19.0	-	-	-	-
Parks, Recreation and Open Space	19.42	24.4	-	-	-	-
Transportation	25.00	31.3	-	-	-	-
Total	74.80	93.8	3.73	4.6	1.31	1.6

*Land owned by the Edmonton Public School Board is included in this total.
Source: City of Edmonton Planning and Building Department, Information Systems (PRISM) 1983

The Real Estate and Supply Services Department of the City of Edmonton is vested with the responsibility of managing properties owned by the Municipal Corporation. As a major land owner in Rossdale, the Real Estate and Supply Services Department (on behalf of the Municipal Corporation) has put forward the following position statement with respect to the preparation of a community plan for Rossdale:

> "Land use planning for Rossdale should reflect planning principles for redevelopment of inner city communities. It's unique location in the River Valley and close proximity to the Downtown should also be taken into account. Of particular importance are the objectives and policies of the General Municipal Plan (Objective 5.B, Policies 5.B.1 - 5.B.11), which address housing in the inner city.
>
> Rossdale should be considered as three distinct areas for redevelopment, as a result of its location adjacent to downtown, existing land uses, separation by major roadways, and proximity to the River Valley trails and open space. The opportunity exists in Rossdale to develop increased densities through a mix of land use districts and innovative forms of development. Redevelopment opportunities are further enhanced by the land ownership patterns of the area, which produce large consolidated blocks of City-owned property."

Natural Setting

Rossdale lies in the river valley flood plain which was formed over hundreds of years by materials being deposited by the river. The soil is predominantly alluvium called Orthic Regosal, a silty sand material which is approximately 9-11 metres deep. Below the soil is an underlying layer of bedrock.

Natural vegetation in Rossdale consists of large mature poplars, willow and alder. In addition to these species, a variety of species are found in the landscaped yards throughout the community. Across the river to the south is a long track of forest with spruce trees being the predominant species.

Although not abundant, a variety of wildlife has been sighted in the area, including water fowl, grouse, pheasant, squirrel, magpie, rabbit, blue jay, starling, chickadee, skunk and occasionally beaver, muskrat and falcon to name a few.

History of Flooding

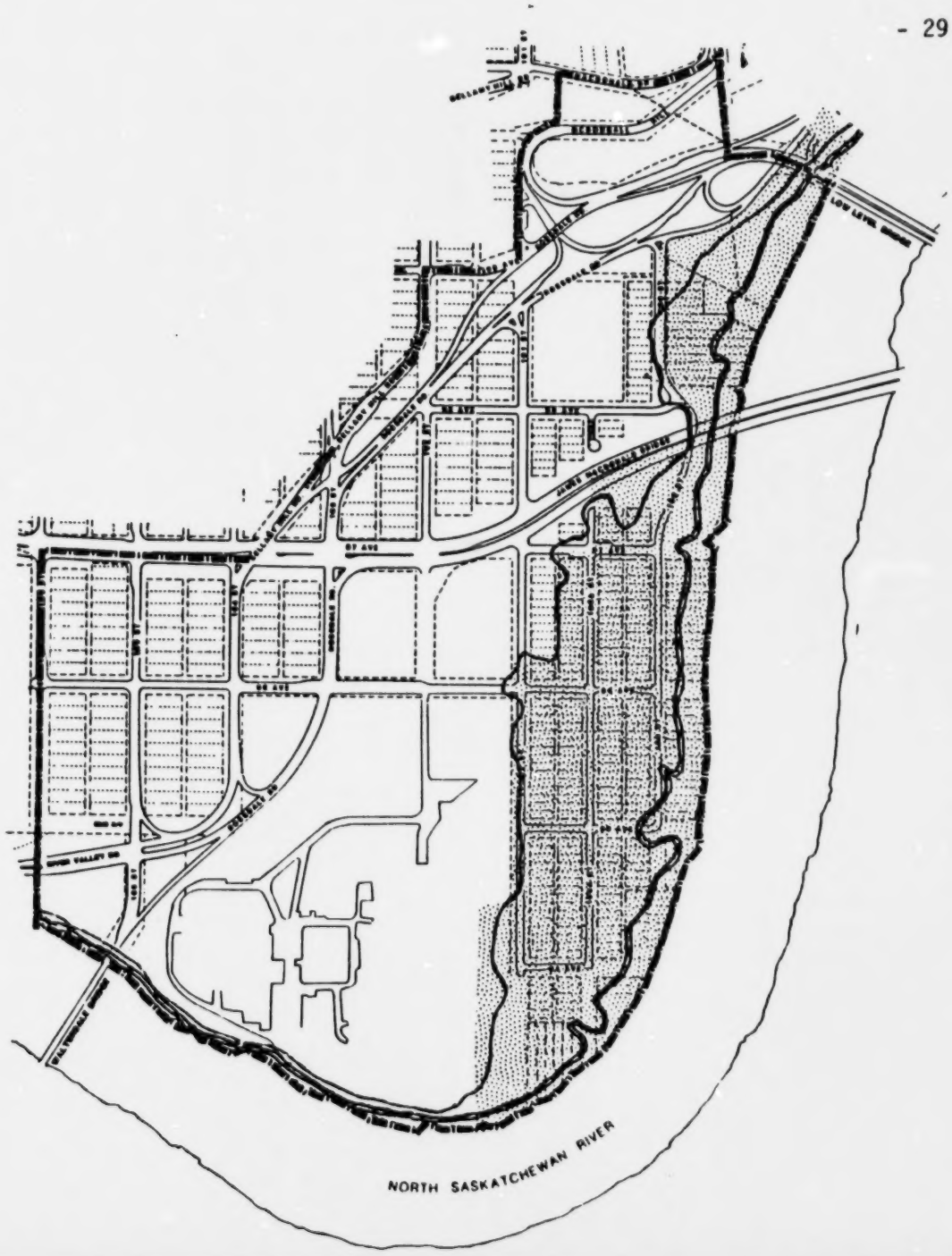
The community has experienced several floods over the years, with the highest recorded peaks occurring in 1899, 1900, 1915, 1952, 1954 and 1972. The most severe flood occurred in 1915, at which time the river flooded some portions of Rossdale to a depth of ten feet. Many industries and homes were destroyed or damaged. City power and water pumping stations located in the area at the time were also damaged, and the

ROSSDALE
AREA REDEVELOPMENT PLAN

Map 7
Floodlines

1:25 Year Flood Line
1:100 Year Flood Line

Flood Risk Area



Source: Alberta Environment,
Planning Division

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Low Level Bridge was in danger of being swept away. More recent floods have been much less severe.

The completion of the Brazeau Dam in 1961 and Big Horn Dam in 1972 has reduced the impact of flooding in Edmonton. However, they do not entirely eliminate the risk. These dams were built primarily for low flow water augmentation, not flood control. Although they do reduce flow levels, it is still possible to have flood peaks which exceed the record 1915 flood.

The provincial government has been negotiating with the federal government on a Flood Damage Reduction program. Alberta Environment has developed flood mapping and forecasting techniques, and has developed programs for remedial action such as dyking, channelization schemes and reservoir construction in some areas of the province. To date, only flood-risk mapping has been pursued in the Edmonton area.

Map 7 - Floodlines shows the 1:25 and 1:100 year floodplains, as estimated by Alberta Environment. These are the areas which would flood during a 1:25 and a 1:100 year flood event (a 2.5% and a 1% chance in any given year, respectively).

Canada Mortgage and Housing Corporation (CMHC) has developed guidelines for building in flood risk areas, relating specifically to the site and structure, which are required for NHA financing. These requirements are available in a CMHC booklet entitled "Building in Flood Risk Areas".

2.4 RESIDENTIAL

Age of Housing

Table 9 - Residential Construction - indicates the decade of construction for residential structures in Rossdale by single family, two family and multi-family residences, (including rooming houses, collective residences, low rise apartments and high rise apartments).

Almost all residential construction in Rossdale occurred before 1950 (93%), with only 11 residential structures built after this date. A large percentage (64%) of residential construction occurred by 1930, with renewed building activity occurring during the 1930's and 1940's accounting for a further 29%. No new residential construction occurred after 1969 in Rossdale.

The majority of residences are older wood frame single family dwellings constructed from 1900 to 1949. The 13 two family dwellings are of similar age and construction, with only one being constructed after 1950. The multi-family (low rise apartments)

category includes five walk-up apartments and one 11-storey high rise, built between 1950 and 1969. Other multi-family residences include buildings that have two or more suites and includes; tri-plexes, four-plexes, the Ross Apartments and the suites above the River Valley Cycle building and the Leather repair shop.

TABLE 9

RESIDENTIAL CONSTRUCTION

Decade of Construction	Single Family	Two Family*	Multi Family Residences	Total Residential Buildings	% of Total
1900-1909	5	-	-	5	4
1910-1919	38	2	2	42	26
1920-1929	48	4	3	55	34
1930-1939	16	1	-	17	11
1940-1949	23	5	1	29	18
1950-1959	2	1	4	7	4
1960-1969	2	-	2	4	3
1970-1979	-	-	-	-	-
Total	134	13	12	159**	100

* Two family category includes single family dwellings with suites.
**The total number of dwellings has been reduced to 156 due to 3 demolitions that occurred in 1985.

Source: City of Edmonton Planning and Building Department, Information Systems (PRISM) 1983.

Condition of Housing

An exterior building condition survey was conducted in the fall of 1984, to assess the structural quality of all houses in the Rossdale neighbourhood.

The following criteria were used in assessing the housing conditions in Rossdale.

Guidelines for the Assessment of Building Condition

No Repairs: buildings which are:

- structurally sound
- good original condition
- free of any form of deterioration
- well maintained

Need of Minor Repairs: buildings of reasonably sound construction having no major structural deficiencies but which have a number of minor deficiencies such as:

- poorly fitting windows and doors
- need of inside or outside paint
- deteriorated eaves and flashing
- loose or missing shingles on roof
- missing and cracked windows
- broken or shaky railings on step

Need of Major Repairs: buildings which display visible signs of deficiencies that are more serious, for example:

- poorly constructed lean-to additions requiring upgrading or removal
- poor exterior wall surfacing that requires replacement or considerable repair
- crumbling foundations that require upgrading or replacement
- faulty roof or chimney or a considerable amount of loose shingles or other materials around the chimney or roof

Beyond Repair: buildings which display visible signs of serious structural deficiencies that make necessary repairs uneconomical. Buildings possessing any of the following deficiencies would normally qualify under this category:

- sagging foundation with major cracking in outside walls or leaning walls, or no foundation at all
- sagging roof with holes and cracks evident around roof or chimney

Map 8 - Condition of City Owned Housing-shows the condition of City owned houses and the parcels of vacant City owned residential land in the community. The condition of private property is not presented on this map due to the sensitive nature of this information. The building survey was undertaken in August, 1984.

Table 10 - Condition of Housing - shows the building condition for both private and city-owned houses by sub-area and all of Rossdale. The survey indicated that 20% of all the residential buildings in Rossdale are in need of no repair and 44% are in need of minor repair.

There are 42 homes (28%) in need of major repair, 32 of which are owned by the City. There are 14 homes (or 8% of the total housing stock) that are beyond repair due to the fact that the necessary repairs are uneconomical. Seven of these houses are unoccupied or vacant.

ROSSDALE
AREA REDEVELOPMENT PLAN

Map 8
Condition of City Owned Housing
(as of Sept. 1984)

City Owned Residential Property

BUILDING CONDITION

- O No Repairs
- • Need of Minor Repairs
- * Need of Major Repairs
- x Beyond Repair

Source: Planning Department Field Survey

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TABLE 10
CONDITION OF HOUSING

BUILDING CONDITION	Privately Owned Houses Number	Privately Owned Houses % of Sub Area	City Owned Houses Number	City Owned Houses % of Sub Area	TOTAL Number	TOTAL % of Sub Area
West Rossdale						
No Repairs	8	28	-	-	8	28
Need of Minor Repairs	6	21	8	28	14	49
Need of Major Repairs	-	-	6	21	6	21
Beyond Repair	-	-	1	2	1	2
SUB-TOTAL	14	49	15	51	29	100
North Rossdale						
No Repairs	-	-	6	19	6	19
Need of Minor Repairs	7	21	7	21	14	42
Need of Major Repairs	3	9	7	21	10	30
Beyond Repairs	1	3	2	6	3	9
SUB-TOTAL	11	33	22	57	33	100
South Rossdale						
No Repairs	16	18	-	-	16	18
Need of Minor Repair	24	26	15	16	39	42
Need of Major Repair	7	8	19	21	26	29
Beyond Repair	-	-	10	11	10	11
SUB-TOTAL	47	52	44	48	91	100
TOTAL	72	48	81	52	153	100

Source: City of Edmonton Planning and Building Department, Building Inspection Survey, August 1984.

* This does not include any multiple-family dwellings or houses with more than 2 suites.

2.5 RETAIL

There are approximately 0.3 hectares of land in South Rossdale zoned for low intensity commercial and office uses. This commercial use forms a small node on both sides of 97 Avenue between 100 and 101 Streets.

At present two commercial operations exist in Rossdale, a bicycle rental and repair outlet and a leather repair shop. In addition to rental and repair services, guided bicycle tours of the River Valley are available seven days a week during the months of May through September.

Until 1983, two other commercial businesses operated in Rossdale; the Moonlight Grocery, which was a neighbourhood convenience store on the southwest corner of 97 Avenue and 100A Street and the VW auto body shop in the Rossdale Brewery on the east side of 100 Street between Rossdale Road and 98 Avenue. At present the Rossdale Brewery is not being used for any commercial purposes.

A survey of Rossdale residents was conducted by the Community League in May 1984 several respondents indicated a need for a neighbourhood convenience store and gas station. The views of the citizens are summarized in Section 3.2 The Planning Context - The Views of the Rossdale Residents.

2.6 PARKS, RECREATION AND COMMUNITY FACILITIES

Open Space, Parks and Recreation Facilities

Rossdale has approximately 26 hectares of land in parks space, playing fields, Capital City Recreation Park[2] open space and trail system, and undeveloped open space. While there are a number of open spaces interspersed throughout the residential portions of the community, they are zoned residential (either RF3, RA7 or DC3 (R-6)) and are not considered to be actual parks spaces. The location of open space and parks in Rossdale is shown on Map 9 - Parks, Recreation and Community Facilities.

The Rossdale Community League operates out of the "Little Flower School" on 96 Avenue and has access to space in Donald Ross School for meeting purposes. The Little Flower School, which was built in 1912, is a small wood frame building containing a main hall, bathrooms and storage space. There are no recreational facilities on the Community League grounds and the League regards the site as a temporary location.

The community has one small playground with swings, slides, a see-saw and climbing equipment. The playground was moved in June 1984 from north of John Ducey Park to a site within the Capital City Recreation Park at 95 Avenue and 100 Street. The Parks and Recreation Department and the community have agreed that this is a temporary site for the playground and that a new, permanent site (or sites) will be determined through the preparation of the Area Redevelopment Plan for Rossdale.

There are several city-wide recreational areas and facilities in Rossdale, including Diamond Park, Donald Ross School, Ortona Gymnasium, John Ducey Park and the Capital City Recreation Park. While local residents use the city-wide open areas and playfields, they are not considered to be local recreation facilities. Diamond Park, contains a baseball diamond, a cricket pitch and a small parking lot. It is the former site of the Rossdale Community League building and skating rinks.

The grounds at Donald Ross School are developed as baseball diamonds and sports fields. The School currently houses the City Parks and Recreation Department's Outdoor Recreation and Interpretive Services Section which is developing nature and interpretive programs for the CCRP for the public and special groups such as school students, girl guides and boy scouts.

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2 The Capital City Recreation Park (CCRP) was created in 1975 by a joint Provincial - City agreement. The agreement was for $35 million to be spent on the development of approximately 30 kilometres of parkland from the High Level Bridge to the Beverly Bridge in northeast Edmonton, containing pedestrian and bike trails, pedestrian bridges, golf courses and developed parks. Under the agreement, the Province has provided funds for land acquisition for park areas, a water control structure and a natural resources science centre.

ROSSDALE
AREA REDEVELOPMENT PLAN

Map 9
Parks, Recreation and Community Facilities

Parks, Recreation and Institutional Land

Existing Pedestrian/Bicycle Trail

1. Little Flower School
2. Playground Area
3. Diamond Park
4. Undeveloped Park Space
5. Donald Ross School
6. Ortona Armoury
7. John Ducey Park
8. Undeveloped Park Space
9. Capital City Recreation Park (See Map 5 for Boundary)
10. Picnic Area

Source: City of Edmonton, Parks and Recreation Department

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The Ortona Armoury, which was acquired by the City Parks and Recreation Department in 1983 is a 1.1 hectare site districted US - Urban Service District. The former Ortona Drill Hall, a 1,347 m^2 structure, is being used by the Ortona Gymnastics Club and the Grierson Weight Lifting Club on a year round basis. The main Ortona Administration building, a two storey 1,774 m^2 brick structure, is leased to a variety of groups including the National Film Board, Winter Cities '86 and the Film and Visual Arts Society of Alberta (F.A.V.A.).

In 1983 the Rossdale Community League submitted a request to the City to purchase the Ortona armoury building for a nominal sum with the intent of transforming the building into a community recreation building. However, because of high maintenance costs and space requirements the idea wasn't pursued.

Rossdale is the home of the City's major baseball stadium, John Ducey Park, where the Edmonton Trappers of the Pacific Coast League play their home games. North of the baseball stadium and west of the Donald Ross School grounds is a large block of land zoned AP - Public Parks District being leased to the Trappers organization for parking.

A section of the Capital City Recreation Parks system runs along the eastern edge of Rossdale, containing a bikeway, pedestrian walkway, picnic area and open space.

The Area Redevelopment Plan for Rossdale will include a development concept and action plan for the development of local parks, open space and community facilities. It will also address the issue of the community's role within the Central Area of the River Valley and its relationship to its neighbouring residential communities and the downtown.

The North Saskatchewan River Valley and Ravine System is the most unique natural feature of Edmonton and the largest urban open space in North America. The central core of this system presents the most intriguing problems and opportunities. In planning for this central area there are two perspectives which must be considered:

- the need to ensure a sensitive interrelationship between the residential communities and the parks system which weaves through the area, and

- the need to further enhance the City's parks system and the key recreation resources and activity nodes within this central area.

The Parks and Recreation Department is in favour of the further enhancement of the series of recreational attractors linked by a bicycle/pedestrian system in the central

portion of the River Valley. The existing major recreational activity nodes or attractors such as Muttart Conservatory, the Convention Centre, Kinsmen Sports Centre and Queen Elizabeth Park could be linked up with other minor activity nodes in this part of the River Valley and promoted within an overall theme. New activity nodes could be developed sequentially with involvement from both the public and private sectors. Rossdale, because of its central location adjacent to the downtown, will play a key role in the development of the overall theme for the central area.

Over the years, there have been proposals for siting major recreation facilities in Rossdale, the most recent two being the Space Sciences Centre (1981) and a Heritage Park proposal (1983). At present, no new major recreation facility is being actively considered for Rossdale as City Council's policy direction prohibits such development in the River Valley. The determination of what, if any, non-local recreation areas or facilities may be developed in Rossdale will await the outcome of the planning process for the community. In determining the optimum mix and location of local, district and city level recreation facilities in and adjacent to Rossdale, the Plan will have to take into consideration the projected population increase which would result from the effort to re-build the community.

Pedestrian and Bicycle Circulation

Rossdale is served by the Capital City Recreation Park (CCRP) pedestrian/bikeway system planned and maintained by the City of Edmonton Parks and Recreation Department. The pedestrian/bikeway trails outside the CCRP are the responsibility of the Transportation Department. A special pedestrian route, Heritage Trail, borders Rossdale along the top of the river bank. These trails cater to both visitors and residents who use them for journey-to-work, sight-seeing, jogging or riding.

The CCRP trail system connects the legislature grounds on the west with the river edge on the east boundary of the community, following an alignment immediately south of 97 Avenue. The alignment of this trail system is shown on Map 9 - Parks, Recreation and Community Facilities. While the CCRP riverside trail system currently extends south to 97 Avenue, there are proposals to eventually extend it as far south as the Fire Department Training and Service Centre and eventually westward to the Walterdale Bridge. However, there are numerous problems and costs in providing this southern link to the rest of the CCRP.

The Downtown Heritage Trail is a pedestrian trail which provides a walking tour of significant river views and historic structures. The first phase of the trail has been constructed downtown on the valley's edge overlooking Rossdale. When completed it will provide an important pedestrian connection between the downtown and the legislature grounds.

Pedestrian movement is very important in the downtown, which has an extensive pedestrian system, including a series of underground and above ground weatherproof pedway corridors. Rossdale's location between the downtown and the River Valley parks and trail system offers an opportunity to provide a necessary link between the bikeway and pedestrian networks in these two areas.

It is recognized that the roadway interchange connecting Rossdale Road, Grierson Hill Road and the Low Level Bridge presents a barrier in developing a strong link between the downtown and Rossdale. This is one of the issues which will be addressed in the Rossdale ARP.

2.7 TRANSPORTATION

Roadway System

Rossdale's roadway network and the total volume of vehicular traffic which enters and exits Rossdale on an average weekday is illustrated on Map 10 - Transportation.

The street layout in Rossdale is a traditional grid pattern, except where this pattern has been altered by the development of major arterials and interchanges. There are also extensive internal roadways and parking facilities for the Rossdale Generating Station and Rossdale Water Treatment Plant.

The following roadways are currently classified as arterials; 97 Avenue/James MacDonald Bridge, Rossdale Road, Bellamy Hill Road, 105 Street, 104 Street, River Valley Road and McDougall Hill Road. According to AM and PM peak traffic volumes, these arterials are at or near full capacity. The three arterials which presently run through West Rossdale represent a significant obstacle to creating a pleasant residential environment.

The following one-way road systems exist in the area.

105 Street -- one-way northbound
104 Street -- one-way southbound
Rossdale Road (Walterdale Bridge to 97 Avenue) -- one-way northbound
103 Street (between 97 Avenue and Rossdale Road) -- one-way northbound
Bellamy Hill Road (between 103 Street and 97 Avenue) -- one-way southbound
Portions of Rossdale Road between 102 Street and the Low Level Bridge -- one-way eastbound.

There are three bridge crossings to Rossdale: the Low Level Bridge (connecting to McDougall Hill, Grierson Hill and Rossdale Road; the James MacDonald Bridge (connecting to 97 Avenue); and the Walterdale Bridge (connecting to 105 Street, Rossdale Road and River Road). The Low Level Bridge and James MacDonald Bridge carry two-way traffic. The Walterdale Bridge is one-way northbound.

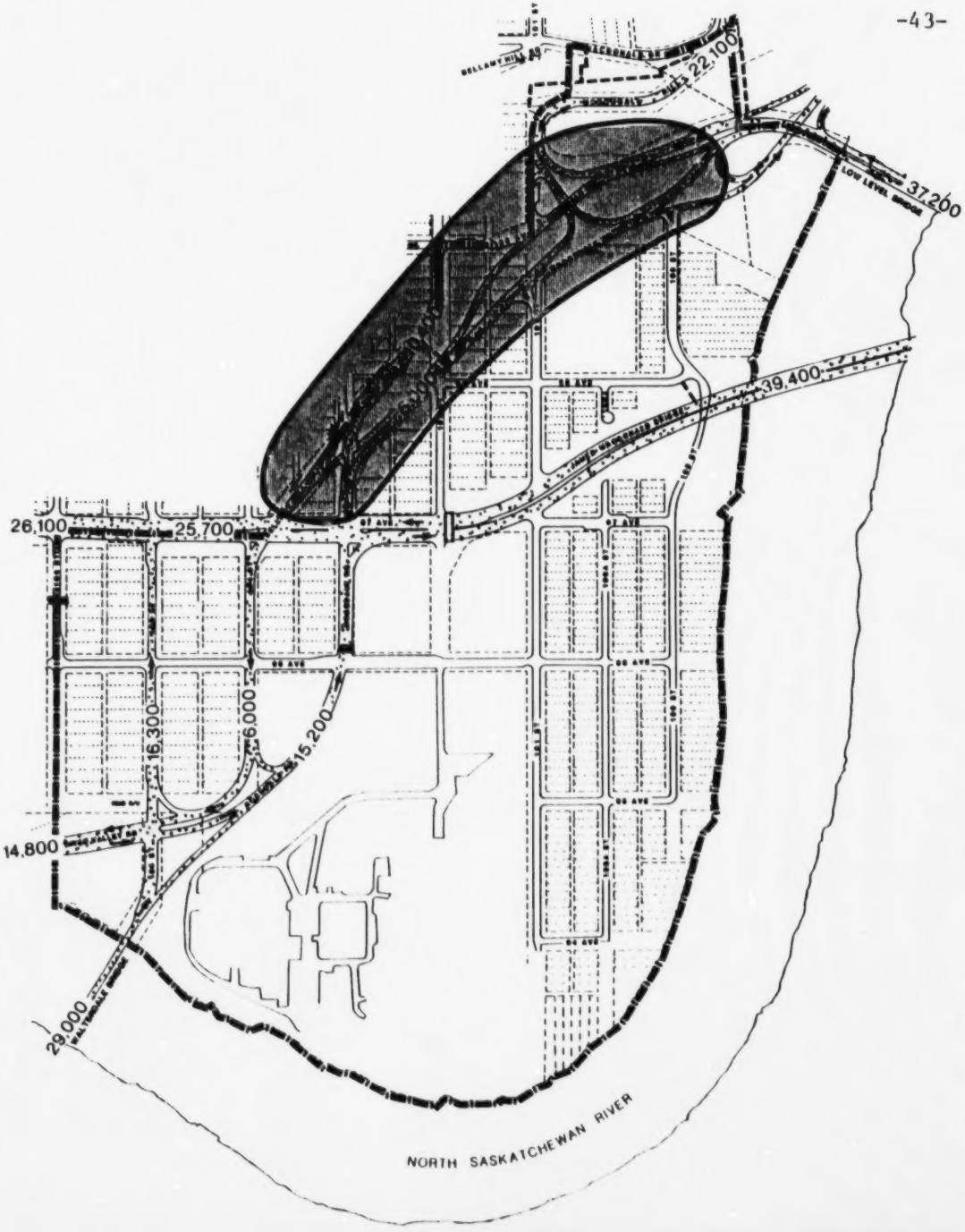
The largest proportion of traffic originates from the east, entering the area via the James MacDonald Bridge and the Low Level Bridge. The majority of traffic entering Rossdale via the Low Level Bridge is destined for downtown, and therefore impacts the northeast periphery of the community.

The Transportation Department has prepared a Facility Plan for improvements to traffic movement on Rossdale Road (see Map 10 for location). In the five year period

ROSSDALE
AREA REDEVELOPMENT PLAN

Map 10
Transportation

- Arterial Roadways
- Traffic Direction on Arterial Roadways
- 5,000 Traffic Volumes: Vehicles per Average Annual Weekday
- Closed Roadway
- Pedestrian Crosswalk
- Pedestrian - Activated Signalized Crosswalk
- Stairs
- Rossdale Road Facility Plan



Source: City of Edmonton Transportation Department.

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1989-1993, an at-grade improvement is planned at the intersections of 97 Avenue and 103 Street and 104 Street.

Truck Routes

The City truck route network is responsible for the movement of goods and services throughout the City of Edmonton. There are three types of truck routes.

i) dangerous goods routes (D.G.R.)
ii) restricted truck routes (time restrictions)
iii) regular truck routes (no time restrictions)

Vehicles which weigh 5000 kilograms or more, with or without a load, or which exceed 11 metres in length must adhere to the truck route system.

The following roadways are designated as regular truck routes; River Valley Road, Rossdale Road, 104 Street (97 Avenue to Rossdale Road) and 97 Avenue (see Map 11 - Truck Routes). There are no restricted truck routes or designated dangerous goods routes in the area.

Bus Routes

Rossdale is served by eight regular service routes and one peak service route (see Map 12 - Bus Routes for the location of stops). Regular service routes operate daily including Sundays and Holidays. Peak service routes operate during the weekday AM and PM peaks.

For the majority of the community, existing transit stops are within Edmonton Transit's maximum distance guideline of 400 metres.

Parking

Parking is a significant issue in the Rossdale area. Two concerns of the Rossdale residents are parking provisions for the John Ducey Park Baseball stadium and overspill day time parking from the downtown in North Rossdale.

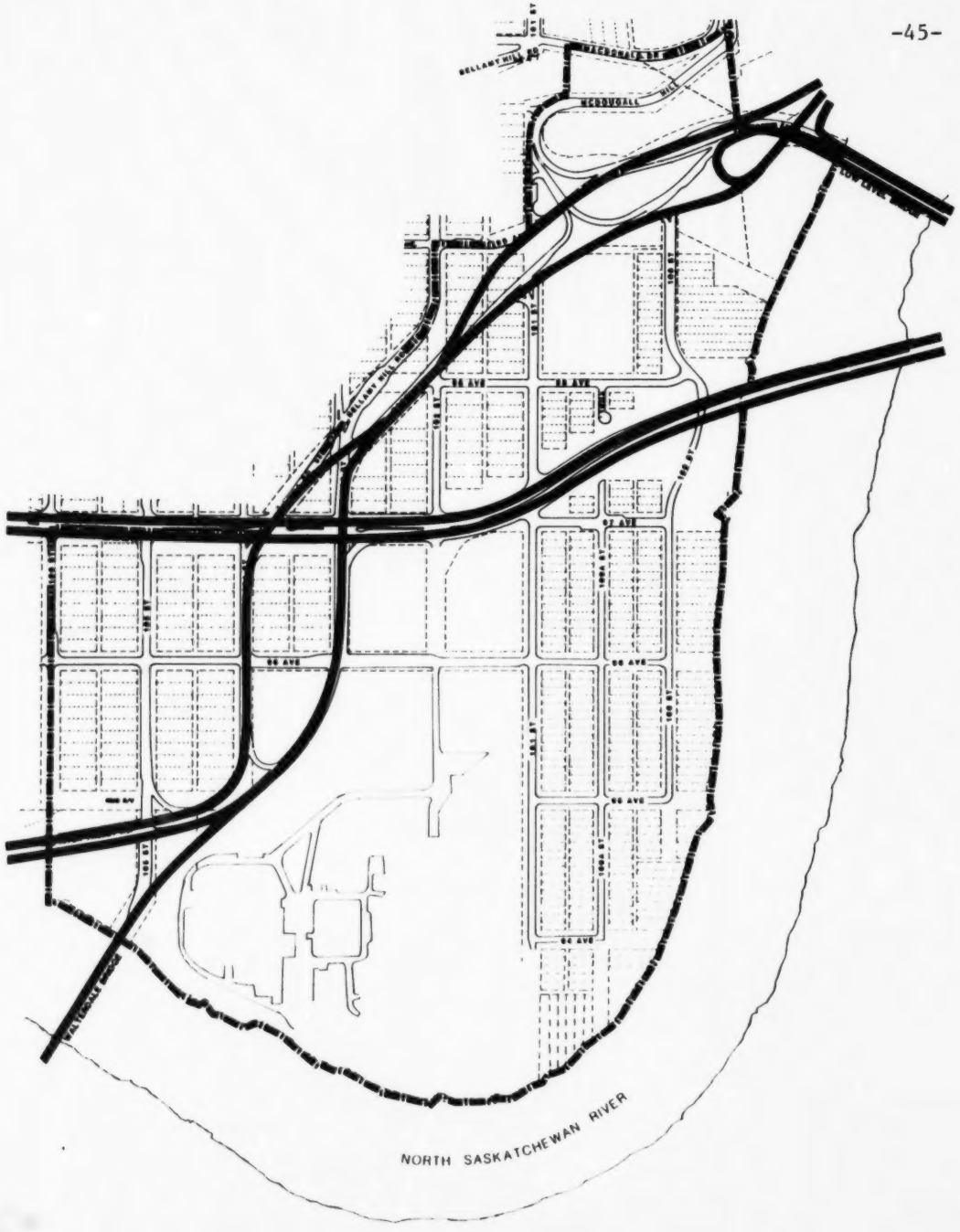
John Ducey Park is used on a regular basis by the Edmonton Trappers Triple 'A' Baseball Team. At present, the Trappers lease the block immediately north of John Ducey Park and a parcel of land west of 104 Street for parking. These sites do not provide sufficient parking particularly in large attendance situations. During a game, on street parking occurs throughout the community and particularly on the local streets and avenues immediately adjacent to the park. A parking study has been undertaken to examine the Trapper's parking needs and alternative solutions.

Overspill parking on the streets and avenues of North Rossdale results from downtown commuters who take advantage of the all-day free parking opportunity on the street. The ARP will introduce measures to address this problem.

ROSSDALE
AREA REDEVELOPMENT PLAN

Map 11
Truck Routes

Regular Truck Route



Source: City of Edmonton
Transportation Department
- Truck Route Map 1983

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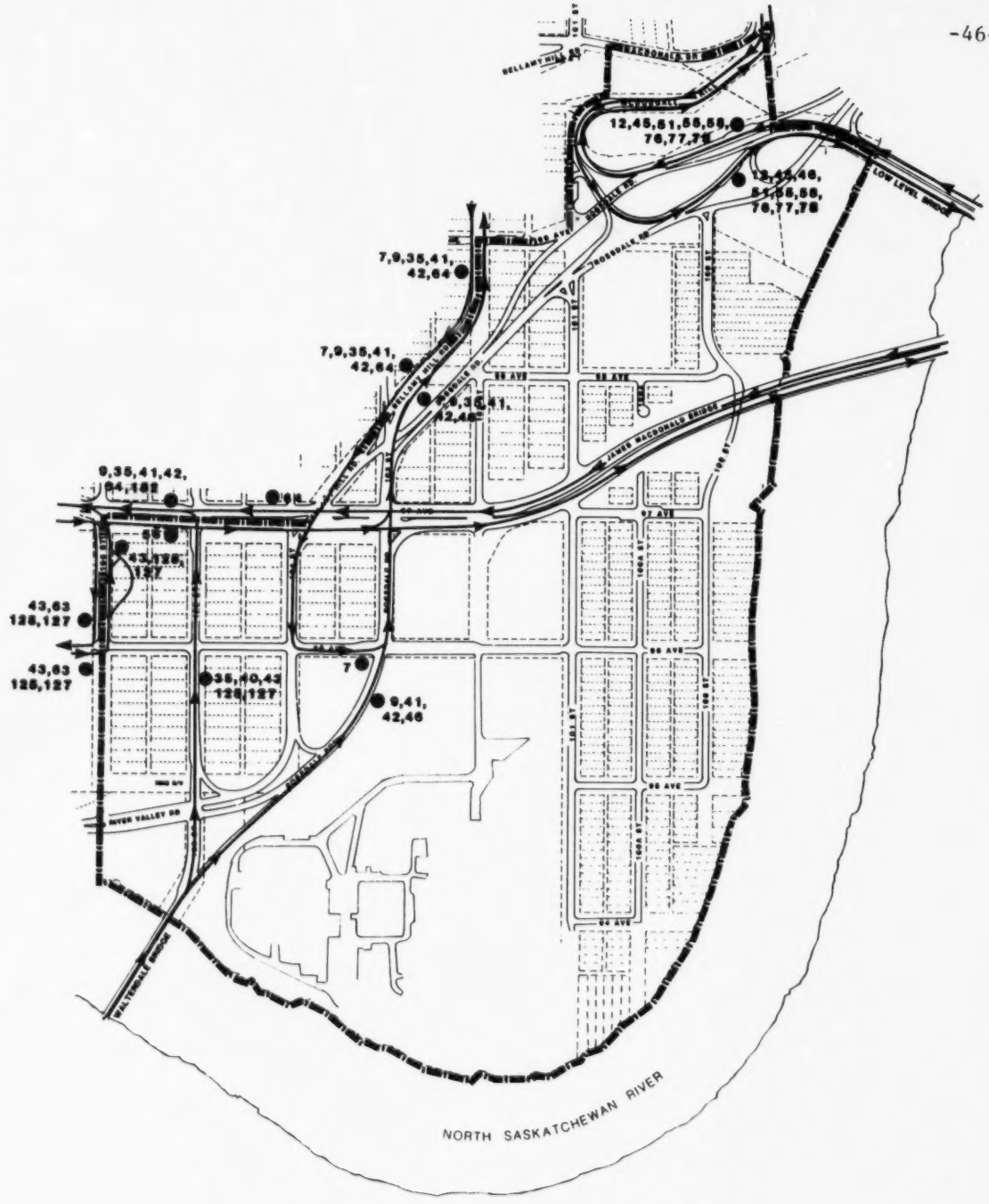
ROSSDALE
AREA REDEVELOPMENT PLAN

Map 12
Bus Routes

- Direction of Travel
- Bus Stop
- 64 Basic Bus Service
- 78 Peak Hour Bus Service



Source : Edmonton Transit - Fall and Winter Guide 1985

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2.8 UTILITIES

Water Distribution System

The water distribution lines in Rossdale are shown on Map 13 - Water and Sewer Lines. They are comprised of a mixture of cast iron, concrete, steel and poly-vinyl (PVC) materials.

The local distribution lines in North and South Rossdale are 4" and 6" cast iron, while West Rossdale has 12" cast iron lines. A number of large (30" to 52") steel and concrete main distribution lines emanate from the water treatment plant serving various parts of the city.

Due to its low elevation in the River Valley, water pressure levels are somewhat higher than average, requiring regulating devices to lower the pressure in individual buildings.

Only minor local upgrading has been carried out as the community has not undergone significant redevelopment. The lines are generally in good condition, only requiring normal regular maintenance such as repair of main breaks and leaks. Improvements to water services will be undertaken as part of the Water and Sanitation Department's city-wide program to upgrade these services in older communities.

The existing condition and capacity of the system, and the potential capacity available from the presence of several main distribution lines in the community will allow redevelopment with some upgrading.

Rossdale Water Treatment Plant

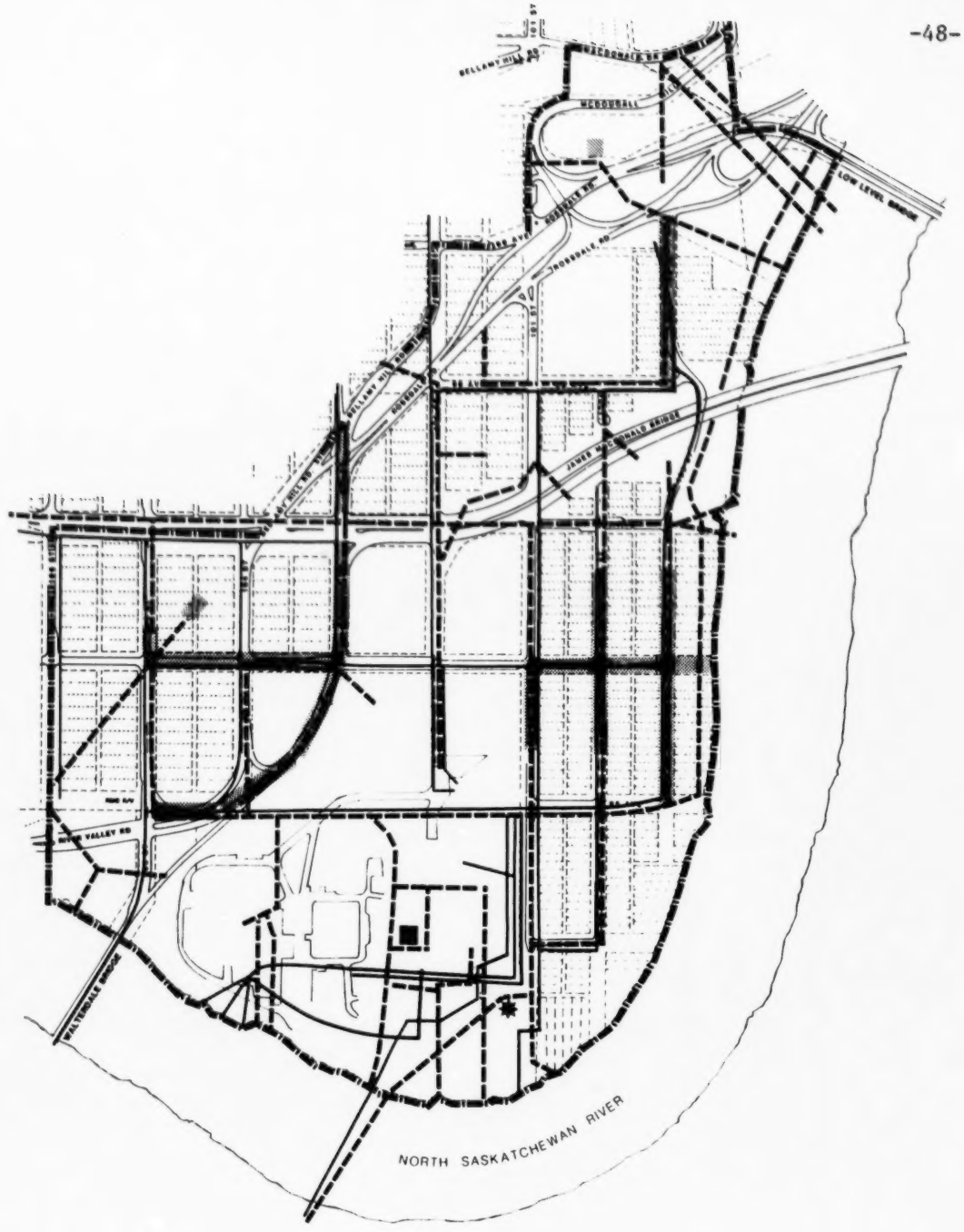
Rossdale accommodates the Rossdale Water Treatment Plant which is located south of 96 Avenue between Rossdale Road and 101 Street. The Plant was built in stages between 1947 and 1964 and serves a large concentric inner ring of the City and eastern Edmonton, as well as Sherwood Park.

Future plans to expand the capacity of the E.L. Smith Plant in southwest Edmonton will reduce the area of the city supplied by the Rossdale Plant. The primary reasons for this are the age of the Rossdale Plant, site constraints and the greater threat to the Rossdale Plant of contaminants, spillage upstream arising from accidents, urban runoff and other discharge. The Rossdale Water Treatment Plant is presently operating at capacity. Changes in demand resulting from limited redevelopment in Rossdale would not impose serious demands on the facility, and even a significant increase in density would not necessitate major improvements to the Treatment Plant.

ROSSDALE
AREA REDEVELOPMENT PLAN

Map 13
Water and Sewer Lines

- Pumping Station
- Sewer Lines
- Sewer Relief (Improvement Program)
- Water Lines
- Rossdale Water Treatment Plant



Source: City of Edmonton Water and Sanitation Department, September 1984.

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Some upgrading of the Rossdale Water Treatment Plant facilities are presently underway within the existing utility property. The long term outlook is for continued operation of the facility.

The $36 million phase one refurbishment of the treatment plant should be completed by the summer of 1986. Work includes major upgrading of the reservoirs, high-lift pumps, backwash pumps, filters and a chemical feed system. During the next five years, additional improvements are planned at an expected cost of $29 million.

Sewer System

Rossdale is served by a combined system, dating back to about 1910 with the majority of the infrastructure completed by the 1930's (see Map 13 - Water and Sewer Lines). The system, designed to carry both storm water and sanitary sewage, is built of brick and clay tile and concrete pipe. Rossdale has had some minor improvements made to its storm sewer system which have provided for a partly separated system.

Sanitary sewage, where separated in Rossdale, is directed to the Rossdale Pumping Station, then into the force main and across the River. The sewage is directed to the Queen Elizabeth Park Pumping Station before it reaches the Gold Bar Waste Treatment Plant.

Routine maintenance expenditures for Rossdale are higher than normal for older neighbourhoods. Due to the flat terrain and shallow depth of the sewer lines in Rossdale, they tend to silt up and must be flushed out more frequently than in most communities. This silting problem is further aggravated by sand washed into the sewers from downtown roadways.

The Rossdale sewage system is capable of handling both the existing demand and some increase in density. However, any significant increases in density would seriously overload the existing system and major improvements would be required.

Since 1978, the City has commenced implementation of a long-term (22-year) sewer relief construction program in the combined sewer districts to upgrade the sewer system. The relief program involves several procedures including replacement, or enlargement of lines, flow diversion or combined sewer separation.

In the fall of 1985 Council's policy on financing the sewer relief program was changed and is being charged on an overall City basis.

Rossdale is slated for upgrading through the sewer relief program over a five year period beginning in 1990. It was considered a low priority community in the sewer

relief program as a result of Council's policy to eventually acquire the area for parkland. The program would include 1500 feet of new sewer lines, estimated to cost $500,000 (1984 $). In addition, the Water and Sanitation Department have indicated that substantial new development in the area will result in the need for further improvements to increase the capacity of the system. This would result in significant expenditures in addition to those specified in the sewer relief program.

Re-scheduling of these improvements to an earlier date would have to be done if redevelopment of Rossdale is to occur in the near future, requiring a repriorization of the inner city communities in the sewer relief program. The question of repriorizing the sewer relief program will be presented to City Council, when the Rossdale ARP is considered.

Gas

One major (323 mm) natural gas distribution pipeline owned by Northwestern Utilities is located in Rossdale (see Map 14 - Power and Natural Gas Lines).

The pipeline follows existing road rights-of-way. Local distribution lines serve the residences in the community.

Power

Edmonton Power, owned by the City of Edmonton, is responsible for supplying electrical power within the City limits. Transmission and distribution lines in Rossdale are shown on Map 14 - Power and Natural Gas Lines.

A number of major underground transmission lines (72 kv O.F.P.T.) exist in the Rossdale area. These lines, enclosed in a pipe, transmit power from the Rossdale Generating Station to various sub-stations in the City. Underground distribution lines transmitting power from sub-station to sub-station are also present. They consist of several 13.8 kv lines encased in a concrete duct. Access to both these types of lines must be maintained through manholes at grade.

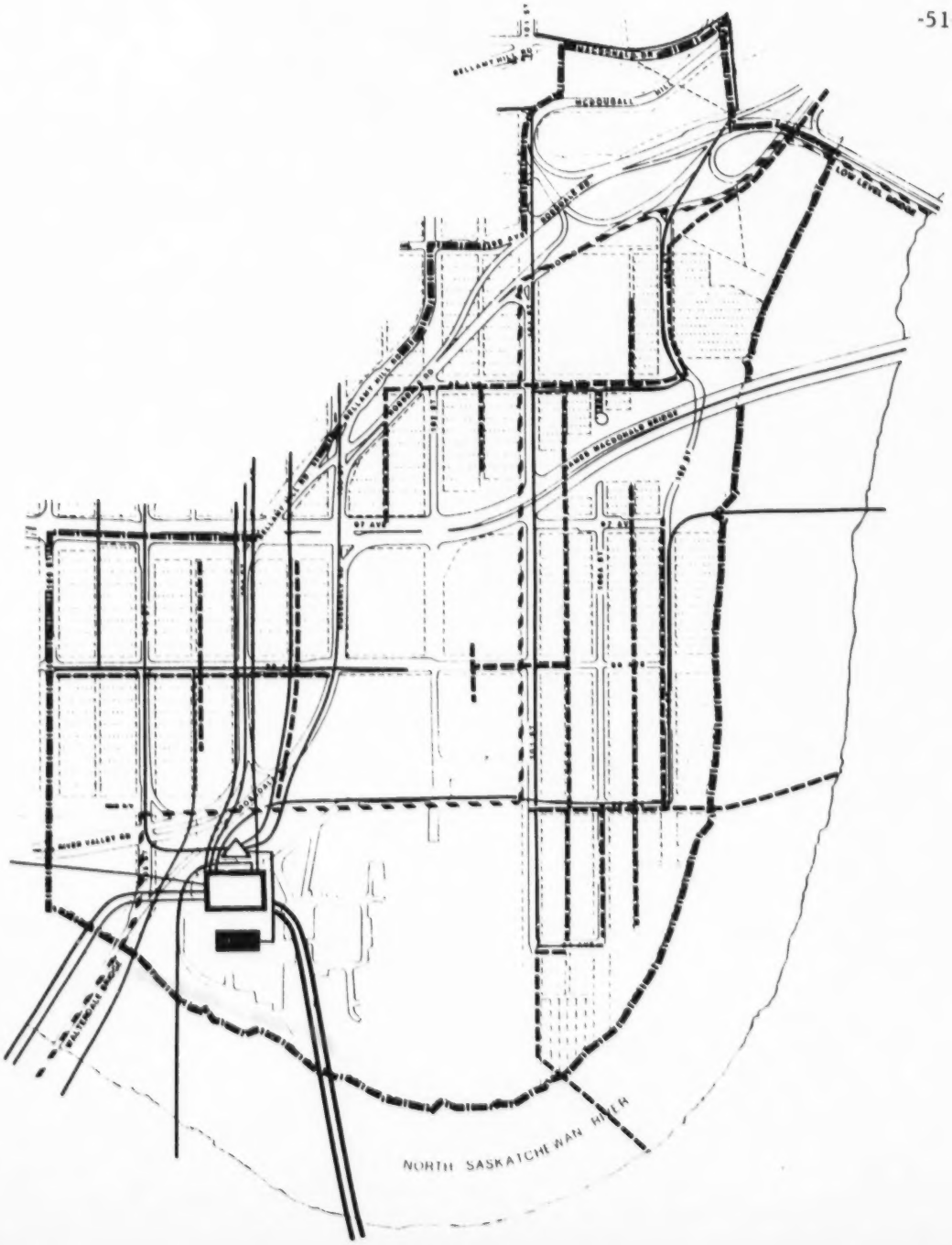
Existing local power utilities are aerial (4.1 kv and 13.8 kv) lines with street lighting on wooden poles. It is anticipated that low and medium density redevelopment can be accommodated without major upgrading of utilities. Any necessary increases in power capacity to accommodate redevelopment would be borne by Edmonton Power.

The cost of any upgrading of power utilities beyond the standard equipment in Edmonton Power's inventory must be borne by the benefiting property owners, including such improvements as non-standard street lights or underground wiring. The cost of relocating power lines due to redevelopment must also be borne by the benefitting property owners.

ROSSDALE
AREA REDEVELOPMENT PLAN

Map 14
Power and Natural Gas Lines

- Rossdale Transformer
- Rossdale Generating Plant
- Power Sub-Station
- Power Transmission Line (13.8 Kv & 72 Kv underground)
- Power Transmission Line (240 Kv underground)
- Power Distribution Line (overhead)
- Natural Gas Distribution Line (406 mm)



Source: Edmonton Power Systems Planning, September, 1984.
(Map) Main Pipelines Edmonton Energy Resources Conservation Board, June 1, 1984.

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Rossdale Generating Station

Edmonton Power operates the Rossdale Generating Station located in the utilities yard at the south end of the community. It contains nine natural gas-fired thermal units, the last of which was installed during the 1970's. This plant has a high cost of operation and is only used to supplement other power sources at peak demand periods and to heat the water at the Rossdale Water Treatment Plant. In the long run, with escalating natural gas costs, the City intends to obtain its power from the uncompleted coal fired Genesee Power station.

It is anticipated that the plant will remain as a long-term back-up facility.

District Heating

Edmonton Power is considering a long-term project which will introduce district heating to downtown Edmonton from Genesee Power Plant. With district heating, steam from the coal-fired turbine generators at the Genesee Power Plant would be used to heat water which would then be piped into the downtown of Edmonton via an insulated water pipeline. The primary beneficiary of this service is seen to be the high density areas, including the city's commercial and office core, Government Centre, and the University of Alberta. Due to the location of Rossdale immediately adjacent to the downtown it is technically feasible to supply the residential community. However, no study has been done to determine its economic viability.

In order to implement district heating, new infrastructure consisting of insulated steel pipes (80 - 100 mm diameter) would have to be installed, with heat exchangers in each separate building, replacing a conventional furnace.

PART THREE: COMMUNITY PLAN PREPARATION

This part of the report describes the steps of an Area Redevelopment Plan, from the time that it is sanctioned by Council to the point that it is given final approval.

This is followed by the results of an analysis of the legislation in context of the Area Redevelopment Plan.

A description of the various planning and urban design issues completes this part of the report.

These last three sections bring together the administrative and technical aspects of the plan.

3.1 THE PLANNING PROCESS

There are seven overlapping steps in preparing the Rossdale Area Redevelopment Plan (ARP). These are:

a) Background and Issue Identification: Statistical data on the neighbourhood is collected and analyzed. The data analysis provides the basic information needed to identify issues.

b) Issue Verification: Neighbourhood residents and civic departments are asked to provide a list of their concerns and to comment on the identified issues.

c) Design Competition: Design professionals of Alberta and the general public are asked to submit urban design solutions to community issues.

d) Conceptual Plan: Alternative land use and design proposals are developed and documented in a report.

e) Public and Civic Department Review: The concept plan is circulated to various community interest groups, individuals and civic departments for their comments.

f) Revision and Production of Draft Bylaw: The Concept Plan is written as an Area Redevelopment Plan Bylaw (ARP).

g) Plan Approval Stage: The ARP Bylaw is submitted to City Council for their consideration and approval.

While City Council will make the final decisions in approving the Rossdale ARP, a number of participants contribute to the preparation of these plans. The roles and responsibilities of the key participants are summarized below.

Planning and Building Department

- manages the planning process, which involves:
  - data collection and research
  - the development of policy and the implementation program
  - citizen participation program
  - management of the design competition
  - the preparation of surveys, status reports, working documents, community profiles, and preliminary and final plans
- co-ordinates information from other City departments, provincial and federal government departments and agencies, the River Valley Steering Committee, interest groups and individuals.

Community League

- provided information on neighbourhood and River Valley matters in general
- assisted in defining issues and generating alternative solutions on behalf of the residents
- assisted with information distribution and public relations within the plan areas,
- facilitate the involvement of other individuals and groups, such as the Society for the Preservation of the River Valley, in the plan preparation process, and
- participated in the River Valley Steering Committee.

City Departments, School Boards, Provincial and Federal Government Departments and Agencies

- provides data on existing and proposed public improvements, projects, facilities and programs

- assisted in defining issues, solutions and a capital improvement program budget for the communities.

Aldermanic Advisor to the River Valley Project

- provided advice to the management of the project, based on City Council direction
- overseen the presentation of awards for the design competition
- provided a communication link to City Council

River Valley Steering Committee

- provided advice to the planning team
- provided a forum for representatives of the development industry and Rossdale and Cloverdale communities and Civic Departments to review and discuss the plan and implementation strategy.

Consultants

- provided advice on the plan including, land use, and land use regulations and urban design guidelines
- provided input on the implementation strategy, including a financial analysis.

3.2 THE PLANNING CONTEXT

The North Saskatchewan River Valley Area Redevelopment Plan Bylaw

The Bylaw for all of the river valley and ravine system in Edmonton, the North Saskatchewan River Valley Area Redevelopment Plan (Bylaw No. 7188), was approved by City Council in February, 1985.

The purpose of this Bylaw is to protect the North Saskatchewan River Valley and Ravine System as a valuable open space heritage and to provide guidelines for planning future parks and the communities of Rossdale, Cloverdale, Lavigne and Centretown.

The Plan has four goals:

- to ensure preservation of the North Saskatchewan River Valley and its Ravine System as an environmental protection area;
- to establish a public metropolitan recreation area within the River Valley;
- to provide the opportunity for recreational, aesthetic and cultural activities in the Plan area; and
- to ensure the retention and enhancement of the communities of Rossdale, Cloverdale, Lavigne and Centretown in the River Valley.

The Plan contains four major policy proposals:

- Metropolitan Recreational Use

  Most of the land in the plan area is districted A-Metropolitan Recreation District. This land may be used for natural parkland and for active or passive recreation use. Development of major facilities is not permitted unless specifically approved by City Council.

- Environmental Protection

  The Edmonton Land Use Bylaw No. 5996 controls development where hazardous environmental conditions exist, such as unstable banks and flood prone areas. Policies are included in the Plan for the protection of the natural environment through an environmental screening process.

In addition, an environmental protection overlay establishes a minimum development setback of 7.6 m (25.6 ft.) from the river valley edge.

- Public Utilities and Transportation Facilities

  The ARP indicates lands designated for public utility installations, services and facilities. Development or expansion of major facilities will not be permitted unless deemed essential and specifically approved by City Council. Similar restrictive policies apply to new or improved transportation facilities. Only direct river crossings will be considered for approval.

- Residential Development

  Rossdale and Cloverdale, in the Central Area, will be retained and enhanced as communities. Existing residential uses in the River Valley which lie outside the Central Area will remain unless they are required for Capital City Recreation Park. Should these lands be subdivided, all lands lying below the top-of-the-bank (geomorphic limit) would be dedicated as Environmental Reserve. Lands currently districted for residential use may be developed subject to the policies and regulations of the Plan and Land Use Bylaw.

The Plan establishes guidelines that must be considered when planning for the Central Area and when preparing Area Redevelopment Plans for Rossdale and Cloverdale.

- Primarily residential development will be proposed in the designated areas of South Rossdale (south of 97 Avenue, between 101 Street and 100 Street) and South Cloverdale (south of 98 Avenue).

- New or expanded major facilities which adversely impact the residential communities should be discouraged.

- Proposed new development should be designed to take advantage of the river location and should be integrated with design concepts of the Capital City Recreation Park.

- Additional commercial uses may be proposed, and if so, should serve local residential development and existing recreational development, be compatible to parkland development, or be part of a city-wide facility.

- Pedestrian links should be provided to all abutting neighbourhoods, including the downtown and the facilities that provide these links should be of sufficient capacity to accommodate the proposed development for this area.

- A marketing strategy for the disposal of City owned lands in Rossdale and Cloverdale will be developed in conjunction with the preparation of the ARPs. Disposal of lands will occur upon completion of these community plans.

- Residential and other suitable uses, including parks and recreation uses, are to be considered in the Rossdale and Cloverdale ARP areas.

The Edmonton General Municipal Plan

The Edmonton General Municipal Plan, adopted by City Council on July 4, 1980, sets out a growth strategy, objectives and broad policies to direct future development in the City of Edmonton. As such, it provides the policy framework for the Rossdale and Cloverdale Plans.

A few of the key objectives and policies which serve as general guidelines for inner city residential redevelopment are presented below.

Objective 5.B encourages an increase in the amount of future housing in the inner city, with a strong emphasis on family housing. Policy 5.B.1 states that the City will permit relatively higher density housing throughout inner city neighbourhoods, not concentrating them in any one neighbourhood, with an emphasis on family-oriented housing. Under Policy 5.B.11 the City will encourage a variety of types of housing and establish density levels which stabilize an area or mitigate any negative impacts resulting from high density. This policy also states that the City will recognize the constraints of the existing infrastructure such as utilities, schools and proximity to parks, recreation and open space.

Objective 8.D and the policies relating to it provide guidelines to minimize the impact of transportation on inner city communities.

The Views of Rossdale Residents

The following is a summary of residents' views on Rossdale planning issues. The information was gathered from the Rossdale Community League survey (May 1984) and the Planning/Resident Workshop conducted by the Planning and Building Department staff in October 1984.

a) Overall Character of Rossdale
   - "Old" charm and character should be retained.
   - Quaint small town atmosphere - unique "Valley Feeling".

- Tree lined streets.
- Attractive period street lighting at a pedestrian scale.
- Infill (new) housing should be compatible with the existing houses.
- Original structures of Rossdale that remain should be retained. i.e., Rossdale Brewery, Ortona Armoury, Ross Flats Apartments and Donald Ross School.
- Central City location (access to all parts of the City) and the river.

b) Transportation and Parking

- Major event parking for John Ducy Park and the Kinsmen Fieldhouse.
- Heavy truck traffic - restrict oversized trucks and only have 97 Avenue as a truck route.
- Construction at the Rossdale Generating Station and water treatment plants - vehicular movement.
- Downtown office workers parking in community.
- Local roads in disrepair.
- Change the direction of Rossdale Road to two way.
- Improve bicycle access to the downtown and government centre with trails and overhead connections.
- Noise problems on 97 Avenue.
- Vehicular and pedestrian crossings difficult due to traffic patterns.
- Need for stop sign and speed bump on 101 Street.
- Close 101 Street north of 98 Avenue for park use.
- Close 104 Street to local traffic at 97 Avenue to reduce traffic noise in the interior of west Rossdale.
- Remove the one-way couplet system of 104 Street, 103 Street, and put in two way traffic on 103 Street.
- Pedestrian crossings are needed on 98 Avenue at 104, 105, and 106 Streets.
- The major event parking-use bus system is not adequate.
- Footbridge to Lavigne & CCRP is needed.
- Bus service was viewed as adequate.

c) Residential Development

- It was noted in the workshop summary that all respondents indicated housing should occur in the existing residential areas.
- The preferred building form was Single Family and Tri-plexes (low density).
- The style of housing, if new housing was built, was to conform with the existing style and character of the community.

- Numerous forms of Social housing were cited as examples for Rossdale, including - senior citizen, handicapped, cooperative, and low income housing.
- The following concepts for residential land use were developed by the Rossdale citizens at the Planning and Building Department's/Resident workshop 1984.

CONCEPT #1

In South Rossdale, older style infill consistent with existing character of the area. Primarily single family and duplex, but larger vacant parcels (4 lot consolidation) may be developed by building town housing. Energy conservation should be used. In North Rossdale and West Rossdale, primarily single family, contemporary style is desired, in addition to older styles. Some town housing on selected sites, encourage energy conservation.

CONCEPT #2

Only single family housing should be developed on two (2) (33' x 100') lots.

CONCEPT #3

For South Rossdale, primarily single family housing with row housing along 100 Street, between 96 Avenue and 97 Avenue for senior citizens' housing.

For West Rossdale, primarily row housing with single family infill on isolated parcels.

For North Rossdale, all single family housing.

CONCEPT #4

All existing housing located in the Capital City Recreation Park east of 100 Street should remain.

The area around 97 Avenue, between 100 Street and 101 Street, should be developed as apartments with ground floor retail. South and West

Rossdale should be developed as a mix of single family, triplex, fourplex, and town houses.

North Rossdale should be developed with a mix of row housing, and stacked row housing.

CONCEPT #5

Primarily single family infill development in South Rossdale with four-plexes developed along 100 Street should be developed as row housing.

West Rossdale should be developed as single family housing.

CONCEPT #6

Develop existing residential areas with town houses and single family.

The block bounded by 100 Street, 101A Street, and 96 Avenue and 97 Avenue should be developed for senior citizens' housing.

d) Non-Residential Development
- Numerous kinds of non-residential development were identified as desirable uses:
  - convenience store,
  - retail stores, shops and crafts,
  - restaurant/pub,
  - gas bar,
  - recreational facilities of all kinds,
  - arts & crafts facility,
  - develop a small farmers' market,
  - the reasons for liking these kinds of commercial development include - bringing life into the community and serving the community and park users.

e) Heritage Preservation
- Old Brewery - use as brewery/pub/artist studios.
- Ortona Armoury - community recreation centre.
- Ross Flats Apartments - recycle for apartment use.
- Donald Ross School - administrative office/community activities.
- Retain older housing by restoration - South and North Rossdale.

Overall Suggestions for special planning measures consideration

- preserve entirety of Rossdale
- Arctic Ice site (measures unspecified by residents).
- Donald Ross Market Gardens (measures unspecified by residents).
- Design guidelines.
- Rehabilitation financing and design help.
- don't mothball buildings for display purposes.

f) Parks and Recreation

- John Ducy Park was considered the cause of problems such as noise, access, parking and traffic congestion.
- Develop an indoor washroom facility in the CCRP and Diamond Park.
- Use Ortona Armoury as a Community League building.
- Undeveloped park space should be used for tennis/basketball and screening Rossdale road.
- Enlarge and connect Rossdale to the CCRP and the rest of the system.

Some of the additional recreational facilities suggested included: a new community hall, a skating rink, tennis courts, an improved playground, a path system, use of the fire training centre as a theatre, and restore the public boat ramp.

g) Disposition of City-owned Lands

- City should keep its historic buildings.
- Residents who are living in a home that can not afford to buy should be allowed to remain on a long term lease.
- All residential parcels should be sold to existing renters - first right of refusal.
- A maximum of two (2) lots should be sold to any one individual.
- Sell once a comprehensive plan is completed.
- Lots sold by private realtors with bids from private buyers.
- Sell to previous owners.
- The property should be given to a community development corporation and sold at market value.
- Community residents and former owners should have priority to purchase.

h) Utilities

- The community plan process should review all utilities requirements consistent with total target population projection (1,000) considering redevelopment and existing development potential.

- Flow capacity study should be done before any new construction of building is allowed.
- Clean up debris that Water and Sanitation leave on the river bank.
- The sewers by the river create a giant health hazard and are an unsightly, unsavoury mess. When these sewers are "cleaned" raw sewage is left in a pile beside them for days.

i) Local Improvements needed:
- Street paving.
- District heating.
- Lights for the park.
- New pedestrian crossing signs throughout the community.

The following statement, excerpted from a letter from the Society for the Preservation of the River Valley to the General Manager of the Parks and Recreation Department, dated August 30, 1983, provides an additional overview of the position of this community:

"The Society for the Preservation of the River Valley is a coalition of individuals, groups and communities from across Edmonton who believe that the six principles listed below should form the basis for planning in the North Saskatchewan River Valley:

- The City preserve the natural aspects of the river valley.

- The City encourage and promote greater community consultation in all stages of river valley planning.

- The City adopt the principle that housing and parks are compatible and can co-exist.

- The City preserve all communities in the river valley and ravines.

- The City not expropriate or interfere with the property rights of river valley citizens.

3.3 PUBLIC PARTICIPATION ACTIVITIES

The public meetings, workshops, surveys and a design competition listed below began in May, 1984.

May, 1984	Open House and informal consultation with neighbourhood residents on the North Saskatchewan Area Redevelopment Plan Bylaw No. 7188.
July, 1984	North Saskatchewan River Valley Area Redevelopment Plan Bylaw No. 7188 statutory public hearing at City Council.
September, 1984 - February, 1985	River Valley Community Design Competition was held. Invitations went out to all architects, Planners and the general public in the Province.
March, 1985	Open House on the results of the Community Design Competition. The winning submissions were highlighted and discussed by residents and planners.
May, 1985	Area Redevelopment Plan update meeting A workshop for neighbourhood residents to discuss alternative solutions to issues.
September, 1985	Open House for Rossdale residents. Review of plan progress and update.
January - March, 1986	Review of Draft Plans with Rossdale Planning Committee.
February, 1986	Review of consultant work on housing and Urban Design Guidelines for Draft Plan with Rossdale Planning Committee.
March, 1986	Rossdale property owners and residents review the Draft Area Redevelopment Plan, consultants work and the Implementation Report at a neighbourhood Public meeting.
April, 1986	Statutory public hearing at City Council for the Rossdale Area Redevelopment Plan Bylaw 8139.
April - May, 1986	Meetings with Rossdale Planning Committee to resolve outstanding issues.
June, 1986	Rossdale Area Redevelopment Plan Bylaw 8139 approved by City Council.

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